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Spring Valley

Specific Plan

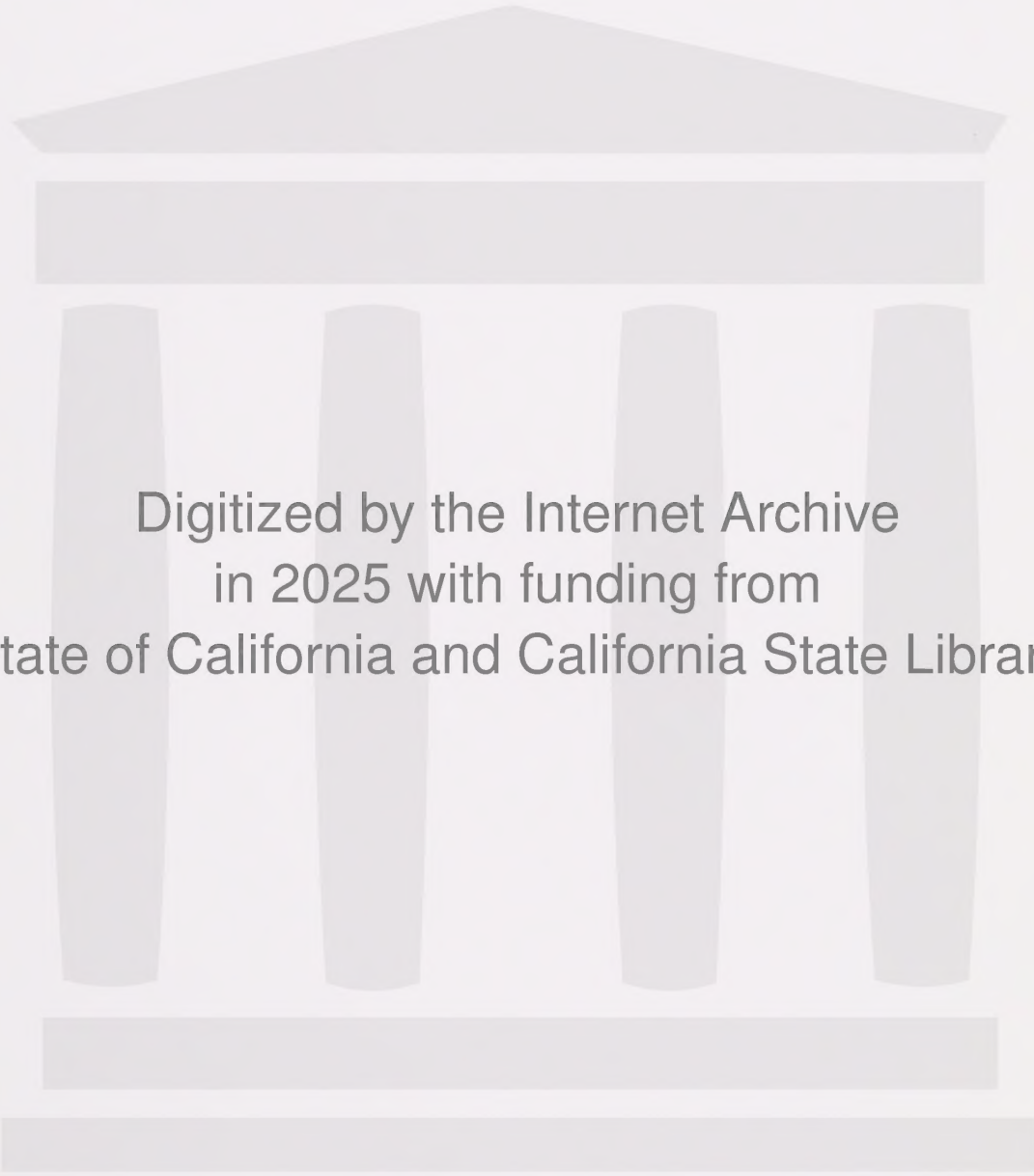
Specific Plan

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Yuba County
Department of Planning & Building Services
May 1991



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Spring Valley

Specific Plan

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Spring Valley

Specific Plan

Contents

1. Introduction	5
Figure 1.1 Project Location Map	7
Table 1.1 Land Use Summary	18
Figure 1.2 Land Use Plan North Area	19
Figure 1.3 Land Use Plan South Area	20
Figure 1.4 Illustrative Plan North Area	21
Figure 1.5 Illustrative Plan South Area	22
2. Residential Land Use	23
Table 2.1 Residential Neighborhoods	25
Figure 2.1 Illustrative Perspective of Townhomes (Neighborhood 12)	30
Figure 2.2 Illustrative Townhomes	33
Figure 2.3 Surrounding Land Uses	34
Figure 2.4 Illustrative Condominiums	35
Figure 2.5 Neighborhood Entrance Details	37
3. Commercial Land Use	39
Figure 3.1 Neighborhood Center	42
4. Open Space and Recreation Uses	45
Figure 4.1 Golf Course Club House (Illustrative)	48
Figure 4.2 Spring Valley Golf Course (Illustrative)	49
5. Circulation	53
Figure 5.1 Circulation System North Area	55
Figure 5.2 Circulation System South Area	56
Figure 5.3 Typical Road Sections	59
6. Environmental Management	61
7. Public Facilities and Services	65
8. Public Infrastructure	69
Figure 8.1 Water System North Area	71
Figure 8.2 Water System South Area	72
Figure 8.3 Wastewater System North Area	74
Figure 8.4 Wastewater System South Area	75
Figure 8.5 Stormwater Attenuation North Area	79
Figure 8.6 Stormwater Attenuation South Area	80
9. Implementation	81
Appendix A: Infrastructure Financing Strategy	83
Appendix B: Design Guidelines	91
Index	99

1. Introduction

1.1. Purpose of the Specific Plan

The Spring Valley Specific Plan will provide a basis for the orderly development of approximately 2500 acres in the lower Yuba County foothills, north of the Yuba River. To accomplish this over time, the Plan sets forth the design for the location, arrangement, density and intensity of uses within the Plan area. Through the inclusion of design standards and a Implementation Financing Strategy, it also includes a mechanism for the implementation of the Plan and provides for a way that the expectations created by the Specific Plan will be fulfilled.

Other major benefits are found in the development and adoption of the Specific Plan. It facilitates the cooperation and coordination of the public agencies which provide services in the community and to the future residents and property owners within the Plan area. It insures that new or expanded public facilities will be completed at the time that they are needed and provides for the financing for such improvements. It sets forth cohesive and integrated standards and has the best chance of achieving efficiency and economy when compared to the piece-meal pattern of development which might have occurred without the Plan.

1.2. Setting

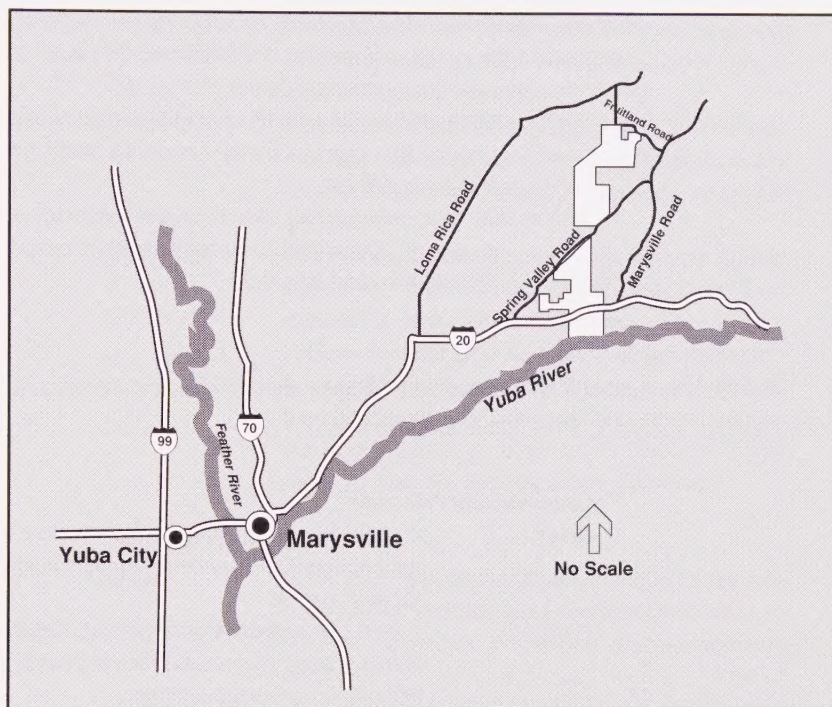
Spring Valley is a historic place name for the area surrounding the project site and was first settled in the 1850's and 1860's. *Spring Valley House* appears on an official map of the County dated 1861 adjacent to a school which was later known as *Spring Valley School*. The school and house have since been destroyed.

Foster's Bar Road, now known as Spring Valley Road, still exists in its historic alignment in this area. It was the first road serving the area and continued on to the early mining center of *Foster's Bar*, now covered by Bullard's Bar Reservoir. Within the project site and adjacent to the road was one of the first hotels in the foothills known as the *11-Mile House*. The remains of this site have been conserved in the Plan and are discussed more fully in §4.3.2.

The Spring Valley Specific Plan area includes two adjacent but distinct geographic areas. A southern area of approximately 1300 acres runs from a narrow band along the Yuba River, across Highway 20 and then northerly to Spring Valley Road. This area occupies essentially the first ridge in the foothill region. Slopes are moderate to flat with elevations falling between 100 feet and 600 feet. Vegetation varies from open range land to densely covered Blue Oak woodland. Except for the Yuba River framing the southern boundary, there are no major water courses in the plan area.

The northern portion of the Plan area lies north of Spring Valley Road where it is contained between two ridgelines. The land falls away to the north, becoming flat and treeless. At the extreme north, the Plan area terminates at two places along Fruitland Road. A single abandoned house on the north side of Spring Valley Road and a couple of agricultural buildings south of the road are the only existing structures within the Plan area. The only recent use of the area has been for dry pasture.

Figure 1.1
Project Location Map



1.3. Relationship to the Yuba County General Plan

1.3.1. Land Use Element

The Land Use Element of the Yuba County General Plan is perhaps the most basic statement of policies guiding development within the County. The current Land Use Element was adopted in 1981 and has been amended from time to time. It provides description and information on the four basic regions within the county—the existing urban areas, the agricultural valley, the foothill belt and the mountain areas. The Spring Valley Specific Plan falls within the foothill region and is designated by the *Rural Residential* land use category.

Chapter IX, §O.10 on page 89 of the Land Use Element, describes the *Rural Residential* category and restates a major planning policy of the County concerning lands favored for development. This policy indicates the desire to direct development into the foothills as opposed to the more fertile and productive valley.

Rural Residential

As stated in the text earlier, it is the goal of Yuba County to protect and to preserve highly productive agricultural lands for agriculture uses only, and to direct future urban development away from those areas.

Presently there are approximately 58,000 acres of land in the foothill areas being developed for rural residential uses along with a few commercial facilities. The proposed plan recommends that an additional 46,000 acres of land in the foothill areas be designated for rural residential development in order to accomplish the following objectives: (Goals "D" & "J")

To direct the residential growth away from the highly productive agricultural lands located in the valley floors.

To provide for residential development within a range of densities compatible with a rural character and life-style.

Other Land Use Element Goals and Policies relevant to the Spring Valley Specific Plan are as follows:

Community Identity

Goal *It shall be the goal of Yuba County to retain and to strengthen community identity in the foothill areas.*

Policy 3. When circumstances warrant, detailed community area plans shall be prepared for identifiable community areas.

New Development

Goal: *It shall be the goal of Yuba County to ensure that new development is planned and occurs in a manner that will minimize: grading, vegetation disturbance, intrusion onto natural water courses, and encroachment onto archaeological, historical or rare and endangered species sites.*

Policy 1. Planned Unit Development shall be encouraged as a means to conserve and protect natural resources and the character of the natural environment.

Policy 2. New development shall be designed and constructed in a manner which preserves the visual quality of the foothill setting by encouraging the use of curvilinear streets, vegetation reestablishment in cuts and on fills, and housing site locations which blend into the landscape rather than becoming a focal point.

Policy 4. Significant historical and archaeological sites shall be preserved and protected.

Commercial Development

- Goal:** *It shall be the goal of Yuba County to provide for commercial land uses that adequately meet the anticipated needs and are served with adequate facilities.*
- Policy 1.** *Commercial development shall be located within or in close proximity to areas where the level of population justifies new or expanded activities.*
- Policy 2.** *The following locational criteria are established for commercial development or commercial zoning in rural areas:*
Commercial sites shall be located adjacent to major or collector roadways, preferably at the intersection of two such roadways, which have right-of-way and improvements sufficient to handle increased traffic loads.

Public Services

- Goal:** *It shall be the goal of Yuba County to coordinate public services and facilities provided by various agencies to reduce the operational costs.*
- Policy 1.** *Expansion of public water and sewage systems shall be encouraged in all areas planned for urban development.*

Residential

- Goal:** *It shall be the goal of Yuba County to promote diversity of residential densities which are consistent with the social, economic, transportation and environmental goals of the County.*
- Policy 1.** *Residential land use categories shall be established to allow for adequate numbers of housing units of varying type, density, location, price range and rent levels.*
- Policy 2.** *The location and density of residential land use categories shall be established in consideration of the following factors: a) existing land use patterns; b) type and availability of public services and facilities; c) type, design and location of public transportation facilities; d) proximity to commercial facilities and employment centers; e) quality of agricultural lands and timberlands.*

The Spring Valley Specific Plan represents a mixed use planned development having many of the characteristics of a *new town* in classical planning terms. While the Land Use Element does not anticipate such a

project directly, the Plan is consistent with the relevant policies cited previously. In fact, the type of project represented by the Plan may be the only one capable of meeting the policies in the Land Use Element for residential diversity and for improved levels of public services in the foothill region. Public fiscal limitations are foreseen to continue to preclude the expansion of present levels of services by direct public investment and large-scale development projects such as the one proposed must bear an increased burden of costs.

1.3.2. Circulation Element

The Circulation Element of the Yuba County General Plan was adopted originally in 1970 and has been amended as recently as 1988. It attempts to project the need for new county roads but much of the underlying assumptions made in designating routes is not relevant to the Spring Valley Specific Plan.

Chapter 5 of the Circulation Element describes the planned circulation system in some detail. Because of the fact that the specific proposals discussed in the Element are not pertinent to the Specific Plan, consistency with this element can only be evaluated in a general sense. It is clear that the hierarchy of county roads is maintained in the Spring Valley Specific Plan and the Plan provides mechanisms for the protection of new routes, the improvement of those routes and the enhancement of the scenic qualities far beyond those contained in the Circulation Element. After adoption, the Spring Valley Specific Plan shall be the prevailing document as to the planned circulation system.

1.3.3. Housing Element

The Housing Element of the Yuba County General Plan was most recently adopted in 1985 and was in the process of revision at the time of writing of this Specific Plan. Because the median household income in Yuba County is among the lowest in the state, and the county has a large percentage of substandard units in its current housing stock, the Housing Element stresses rehabilitation of existing units and improving the diversity of housing. Chapter III sets forth housing development goals and policies from which the policies relevant to the Spring Valley Specific Plan are as follows:

Land Use Control

• Community Identity

Goal: *It shall be the goal of Yuba County to retain and to strengthen the community identity in the foothill areas.*

• Agricultural Lands

Goal: *It shall be the goal of Yuba County to protect and maintain agricultural lands for the value of their products and economic impact.*

Policy 1: All future urban expansions shall be toward the least productive soils.

• New Development

Goal: *It shall be the goal of Yuba County to insure that new development is planned and occurs in such a manner that will minimize: grading, vegetation disturbance, intrusion onto natural watercourses, and encroachment onto archaeological, historical or rare and endangered species sites.*

Policy 1: Planned Unit or cluster development shall be encouraged to conserve and preserve surrounding land from unnecessary disturbances.

Policy 2: New development shall be designed and constructed in a manner which preserves the visual quality of the foothill setting by encouraging curvilinear streets, vegetation reestablishment in cuts and on fills, cluster development, and housing site locations which blend into the landscape rather than becoming a focal point.

• Residential

Goal: *It shall be the goal of Yuba County to promote diversity of residential densities which are consistent with the social, economic, transportation and environmental goals of the county.*

Policy 2: Multi-family residential development shall be located close to high intensity land uses and the availability of public water and sewage disposal systems.

Policy 3: Large lot residential development shall be encouraged to serve as a buffer zone in areas between urban and agricultural related uses.

1.3.4. Noise Element

Noise considerations for the Spring Valley Specific Plan involve noise generated by arterial and highway traffic and aircraft overflight operations from Beale AFB. The Noise Element of the Yuba County General Plan sets standards for both situations. All standards of the Noise Element for compatibility of uses, and structural attenuation are applicable to the Spring Valley Specific Plan. Landscape berms and building attenuation shall be preferred over the construction of noise walls in the Specific Plan.

1.3.5. Seismic Safety and Safety Elements

These mandatory General Plan Elements were combined in their adoption into the Yuba County General Plan in 1980. In general, there are

no specific hazards identified in these documents which pertain to the Spring Valley Specific Plan area. The site is designated as the lowest severity for earthquakes of all areas in the state of California, as is the majority of land within the county. The Element stresses the importance of creating improved access to developed areas in the foothills and these policies are reflected in the road standards and subdivision practices of the county. The Yuba River in the vicinity of the Plan area is not shown to have a significant hazard for flooding.

1.3.6. Conservation and Open Space Elements

The Yuba County Open Space and Conservation Elements, adopted in 1974, stress the importance of protecting the County's agricultural, mineral and timber resources. At the same time, the Element identifies the natural scenic qualities of the county as worthy of protection.

In 1974, and continuing up to the present, Yuba County did not have an extensive program of active recreation. No public facilities containing sports fields or other improvements for active recreation have been developed in the foothill region outside of those on school campuses. A clear interest in promoting active recreation facilities is present in the Element but is tempered with a practical understanding of the difficulty of developing such facilities from traditional public funding sources.

In its policies on Open Space for Recreation, the Element states:

The County of Yuba will:

- *Provide additional park and recreational areas within unincorporated urban areas as allowed by financial capabilities.*
- *Preserve and enhance historical, archaeological and cultural sites within the County.*
- *Improve and increase the amount of public access to major rivers, streams, and reservoirs in the County.*
- *Establish open space areas which will serve as links between major open space and recreational facilities, including river and stream banks, riding and hiking trails, and scenic highway corridors.*
- *Encourage the development of recreational facilities by private enterprises.*
- *Insure an adequate supply of appropriate vacation homesites which are in harmony with the natural environmental and recreational values.*

1.4. Goals of the Specific Plan

The Spring Valley Specific Plan area lacks the resource value of the agricultural lands below it and the prime timber producing lands at higher elevations which also provide habitat for migratory wildlife. For

these reasons, and because of the high level of access provided by Highway 20 to regional markets and to the urbanized portions of Yuba County, the area is considered suitable for well-planned development which can blend into the surrounding communities and complement the range of housing which exists within the area. By supporting commercial, recreational and public facilities, the development adds to the level and quality of services for the foothill region. In order to take advantage of these opportunities, the following goals are established for the Plan. These goals underlie the land planning which has gone into the project and the various policies and standards which are contained within this Plan.

- a. To provide for a variety of housing types and life-styles for future residents of the Plan area and to improve the diversity of housing available in Yuba County.
- b. To provide for new housing which is affordable to the largest percentage of the housing market and to make it a place for a quality life-style, full of opportunities for social interaction, recreation and a sense of belonging to community.
- c. To create a landmark community within Yuba County which is a positive asset to the region and which serves as a model for the future.
- d. To provide a high level of public services and to reduce the dependence upon ground water supplies in the foothills.
- e. To provide for a complete set of commercial services and leisure time activities for future residents.
- f. To integrate neighborhoods into a system of vehicular and non-vehicular transportation paths which are designed to provide a high level of safety and amenity for residents.
- g. To protect existing natural areas and to protect significant historic and prehistoric sites within the Plan area.

- h. To provide for a mechanism for financing needed public services and facilities so that they can be provided at the time that they are needed.
- i. To develop areas and facilities which accommodate community organizations and invite socialization.

1.5. Specific Plan Policies

The following policies for the Spring Valley Specific Plan provide a bridge between those in the various elements in the Yuba County General Plan and the development standards contained within this Plan and the related Design Guidelines. They serve as a basis for the development of those standards and act as a guideline for future amendments to the Plan.

1.5.1. General Policies

- a. Developments within the Plan area shall be provided with piped domestic water and a wastewater collection and treatment system. All roads shall be paved and all utilities placed underground except for preexisting transmission facilities.
- b. The Plan will provide for non-vehicular circulation, connecting recreation and commercial facilities to residential neighborhoods.
- c. New recreational facilities such as golf courses and ball fields, will be developed which are not presently available to residents of the area.
- d. A significant portion of residential development will be designed to be affordable to the largest share of the public by being made available for production housing and attached housing at higher densities.

1.5.2. Development Process Policies

- a. Following adoption of Spring Valley Specific Plan, the submission of project entitlements such as subdivision maps, site plans and other subordinate entitlements shall be judged as to their consistency with this Plan and, if consistent, shall be given expedited processing consistent with state and local laws and exemptions to CEQA as provided by law.
- b. To the degree that coordination is required between the officers and staff of the County and members of committees, such as architectural review committees,

set up under Conditions, Covenants and Restrictions (C.C.&R.'s), such coordination and cooperation will be a priority for all individuals and organizations involved.

- c. The Department of Planning and Building Services of Yuba County shall act as the primary custodian of the Plan, shall implement the policies and standards of the Plan and shall assist special districts which may have jurisdiction within the Plan area in carrying out the policies and programs contained within the Plan.

1.5.3. Architectural Policies

- a. Except for the Town Center, all structures developed within the Plan area shall be limited to two stories.
- b. An Architectural Review Committee shall be formed under the provisions of the master C.C.&R.'s for the project and shall have the authority to review building plans and approve said plans prior to construction.
- c. A comprehensive set of Design Guidelines shall be developed and shall be employed by the Architectural Review Committee in review and approval of proposed structures.
- d. Architectural Review shall be limited to the siting of structures, landscaping, parking and access, exterior architectural treatment and signing and shall not regulate interior design.
- e. Individual commercial and multifamily developments shall have a common, internal, architectural treatment.
- f. Street lights and street furniture shall have a common treatment throughout the Plan area and shall be designed to be durable, economical to maintain and harmonize with the residential character of the project.

1.5.4. Construction Policies

- a. Grading shall be conducted so as to minimize volumes, soften the effect of geometric cuts and fills and prevent unnecessary erosion.
- b. Where development is proposed within oak woodland areas, it shall be designed to avoid disturbance of mature, healthy specimens having a trunk diameter greater than 24 inches to the greatest extent feasible without severely restricting the planned use. Such trees shall be protected during construction activities.

- c. Construction activities shall be limited to within daylight hours where it occurs within 300 feet of existing residences. Efforts shall be taken to minimize the effects of construction, including noise and dust emissions, upon such neighbors.

1.5.5. Public Safety Policies

- a. The Town Center and Town Center Park shall be designed to encourage people to congregate so as to provide a degree of self-policing.
- b. The County Sheriff's Department shall encourage and support the establishment of "Neighborhood Watch" or other self-help programs.
- c. Because of the high fire danger inherent in the foothill environment, the use of wood shake roofs shall be prohibited.
- d. All developed areas within the Plan shall be provided with fire hydrants meeting the standards of the local fire agency for location and fire flow.

1.5.6. Conservation and Environmental Policies

- a. All buildings shall be designed to meet or exceed the current energy conservation requirements of the State of California.
- b. Solar collector panels shall not be prohibited by C.C.&R.'s nor other standards which may be adopted, and projects designed to employ advanced solar energy systems shall be encouraged.
- c. Street trees and other landscaping installed by developers shall be chosen so as to provide shading of structures in summer. The use of deciduous trees in locations for winter sun will be encouraged.
- d. Water conservation shall be an important consideration in the design of improvements. Housing shall employ water conserving fixtures; drought tolerant landscaping materials shall be employed in low-impact areas; and the use of treated wastewater on the golf course and other landscaped areas shall be preferred.

- e. The use of noise walls along major roads is strongly discouraged. Noise attenuation shall be accomplished by adequate separation, landscape berms or a combination thereof.
- f. Wetland areas which are preserved in the design shall be managed to protect their supply of water and biological diversity. Access to riparian areas shall be allowed in accordance with General Plan policies.
- g. Non-vehicular transportation modes shall be encouraged within the Plan.

1.5.7. Financing Policies

- a. A Public Financing Plan shall be developed in cooperation with the County of Yuba and those special districts which are proposed to provide services within the Spring Valley Specific Plan area.
- b. It is the general policy of this Plan that public facilities that benefit the development proposed will be paid for on a fair-share basis by that development. The Implementation Financing Strategy shall provide that public facilities which benefit the larger community shall be supported on a pro-rata basis by the community to the extent that funds and resources are available.

1.5.8. Management Policies

- a. The Town Center Park, Community Parks and other recreational sites shall be managed and maintained so that their intended purpose is preserved and they remain visually attractive and an asset to the community.
- b. Water and wastewater treatment, storage and distribution systems shall be managed by a public or private entity having the resources and personnel qualified to provide a high level of service.
- c. The golf course and equestrian center may be managed as private facilities but shall not discriminate in membership on the basis of age, sex, race or religion.
- d. Neighborhood parks, landscape areas and similar private open spaces may be owned and managed by owners associations or other private entities.

1.6. Summary of Plan Proposals

Land Use within the Spring Valley Specific Plan is molded into a community of residential neighborhoods within a context of open space, vehicular and non-vehicular circulation systems and a range of services and recreational opportunities which support the new community. The following Land Use Plan shows the planned distribution of these elements within the Plan area. Certain minor characteristics of the Land Use Plan such as the precise location and configuration of local roads and the massing of landscape plantings are to be considered as representative of the character of final improvements rather than as precise plans.

Table 1.1 Summary Land Use Table

Land Use	Acreage	Dwelling Units
Single Family Residential	808	2734
Multi Family Residential	49	391
Estate Residential	858	378
Total Residential	1715	3503
Elementary School 1	12	
Elementary School 2	18	
High School	56	
Total Schools	86	
Town Center	24	
Neighborhood Commercial Center	3.5	
Total Commercial	27.5	
Wastewater Treatment Facility	44	
Arterial Roads	63	
Water Treatment	6.5	
Total Miscellaneous Uses	113.5	
Equestrian Center	34	
Golf Course	220	
Town Center Park	21	
Community Park 1	62	
Community Park 2	43	
Riparian Areas	28	
Linear parks and Buffers	95	
Total Open Space and Parks	503	
North Area Gross Acreage	1152	
South Area Gross Acreage	1298	
Total Gross Area	2450	

Figure 1.2
Land Use Plan
North Area



Spring Valley
North Area
Land Use

Figure 1.3
Land Use Plan
South Area

Legend

-  Estate Residential
-  Single Family Residential
-  Multi Family Residential
-  Commercial
-  Open Space/Recreation
-  Schools



Spring Valley
South Area
Land Use

Figure 1.4
Illustrative Plan
North Area



Figure 1.5
Illustrative Plan
South Area



2. Residential Land Use

2.1. Neighborhood Concepts

2.1.1. Neighborhood Diversity

There are 23 residential areas within the Plan which are designed to be generally thought of as neighborhoods. The neighborhood has historically been an essential part of the fabric of the lives of most Americans. In recent years in many parts of the country, it has been threatened by crime, high mobility and unfortunately, by poor design. The neighborhood can provide a sense of belonging, less important than family, but generally more important to individuals than the presence of larger political entities such as cities and counties. It is a worthy part of our traditional society and has a positive role to play in promoting public safety and social interaction.

The neighborhoods within the Plan area are limited to about 500 dwelling units with the average size closer to 150. They are designed to be distinct from one another and to be separated by landscaped arterial roadways or open spaces. They are easily accessible from a major roadway and generally offer non-vehicular paths to such activities as schools and parks as well. Internal streets will be primarily curvilinear, following the natural terrain of the site. The major drawback to curvilinear street systems is that they can be confusing and disorienting. This will be minimized in the Spring Valley Specific Plan by the use of minor collector roads having distinctive parkway and street tree planting programs to aid in visual orientation.

Neighborhoods generally allow for one of four types of development: 1) moderate density multifamily units which can be built as either rentals or as owner-occupied; 2) low density single family units which can be built as either production housing or as custom homesites; 3) low density single family units which because of terrain or tree cover should be built as custom units; and, 4) very low density areas designed as rural estates, some of which will be oriented to equestrian life-styles. In addition, some neighborhoods will have immediate access to schools and parks and will, therefore be especially suited for families with children. Other neighborhoods will be oriented to the golf course, while still others will provide

pedestrian access to the shopping and other activities in the Town Center and will be well suited to transportation dependent populations such as the elderly.

2.1.2. Locational Criteria

Multi-family development, while a minor component of the Plan, is sited to have immediate proximity to one of the two dominant features of the Plan, either the golf course or the Town Center. In this way the areas supporting the most numbers of households will have the highest levels of access to these key features.

Single family neighborhoods allowed for production housing will be located on land having the mildest slope and the sparsest tree cover allowing for the grading of pads with the least amount of disturbance of the natural setting. Areas which have average slopes in excess of 10% and areas which have abundant oaks trees are designated for custom home construction. This allows for the highest attention to individual design in accommodating natural features on any given building location.

The steepest and most heavily wooded lands within the Plan area are set aside for the lowest density development on large acreage parcels. This concept also protects the visual appearance of the hillsides within the project site.

2.2. Residential Areas

2.2.1. Densities

The Spring Valley Specific Plan contains a mix of residential types ranging from densities of as low as one house per three acres to a limited number of multi-family areas of up to 12 dwellings per acre. While neighborhoods have been classified by the housing types described above, it is not intended in this plan that final development rigidly conform to these types for every portion of the neighborhood. Limited areas of neighborhoods planned for production single family homes might contain an area where custom construction might better preserve a natural feature such as a cluster of oak trees. Similarly, a predominantly custom neighborhood might be allowed to have a small number of attached units such as “Manor Homes” at a location such as along the entrance collector road, which would be less desirable for single family units. It is the intent of this Plan that the over-all neighborhood densities be maintained, but that flexibility be maintained in the precise composition of housing types within neighborhoods so as to respond to individual site characteristics and market conditions.

Table 2.1 Residential Neighborhoods

Neighborhood	Neighborhood Type	Acreage	Density	Total Units
1.	Single Family Production	34	4	136
2.	Single Family Production	57	4	230
3.	Single Family Production	42	3.8	159
4.	Single Family Custom	36	2	72
5.	Single Family Custom	47	1	47
6.	Single Family Custom	34	2	68
7.	Single Family Production	130	4	520
8.	Single Family Production	23	4	92
9.	Single Family Custom (Golf)	45	3.8	169
10.	Single Family Custom (Golf)	35	3.8	133
11.	Single Family Custom (Golf)	69	2	137
12.	Multi Family	12	7	81
13.	Estate Residential	119	0.3	36
14.	Estate Residential (Equestrian)	457	0.5	230
15.	Estate Residential (Equestrian)	281	0.4	112
16.	Single Family Production	67	3.8	254
17.	Single Family Production	54	3.8	203
18.	Multi Family	11	7	77
19.	Single Family Custom	96	3.8	366
20.	Single Family Custom	39	3.8	148
21.	Multi Family	16	7	116
22.	Multi Family	4	12	45
23.	Multi Family	6	12	72
All Residential	Totals	1714	n/a	3503

2.3. Housing Objectives

2.3.1. Quality

It is intended that all proposed housing promote the highest quality living environment. To achieve this the Plan will provide for community amenities such as greenbelts, park systems, schools and landscape details and shall ensure that a high level of quality be maintained in housing to be constructed. The latter will be accomplished through a process of design review, privately administered but guided by this plan.

2.3.2. Affordability

The Sacramento metropolitan housing market, of which Yuba County is considered a part, has enjoyed a long period of affordable housing prices when compared to the inflated values of other metropolitan areas in the State. While this advantage has been maintained through the 1980's, the gap has narrowed toward the end of the decade so that by 1990 the median price of a new home in the Sacramento area has approached \$150,000. For developments having a comparable amenity package as is proposed within the Spring Valley Specific Plan, the cost has typically exceeded \$200,000 for a new home. Truly affordable new housing for a majority of Americans is made possible only through the accumulation of equity in prior owner-occupied homes and through the combination of incomes within a household.

It is the objective of the Spring Valley Specific Plan that some entry level housing will be provided. This is made possible by a combination of techniques including higher permitted densities, tax-exempt public financing of certain improvements, and the inclusion of other revenue generating facilities such as commercial development and the privately held golf course, which can share in the burden of the infrastructure which supports the entire development.

2.3.3. Amenities

Neighborhoods will be provided with a range of amenities which enhance their value to residents. These include access to community parks and schools, and a program of street trees and entrance landscaping. For neighborhoods exceeding 200 units, small neighborhood parks may be developed.

Some neighborhoods will be designed to provide a setting for a leisure time interest. Neighborhoods 14 and 15 have a comprehensive system of equestrian trails leading to the equestrian center where activities and stables will be available. The trails system also ties into the regional trails system planned by the county.

Neighborhoods 8, 9, 10, 11, and 12 have a close association with the proposed golf course with many units designed for direct frontage on the course. It will be possible for residents to keep private golf carts at their homes.

2.4. Neighborhoods

North Area

Neighborhood 1 Acreage 34.0 Density 4 DU's 136

This is a small single family production neighborhood located in the northern portion of the project, immediately south of the existing PG&E easement and proposed high school site. The site slopes gently to the west and completely lacks any native tree cover. Access is to be provided from Southpointe Parkway at two points. Homesites abutting the powerline easement will be a minimum of 150 feet in depth. The neighborhood shall be designed to provide internal pedestrian access to the greenbelt containing the detention ponds on the southwest.

Neighborhood 2 Acreage 57.5 Density 4 DU's 230

Neighborhood 2 is situated along Southpointe Parkway, opposite Neighborhood 1. It contains a low ridge and a few clustered oaks on the eastern side, adjacent to the linear parkway providing access to the elementary school site on the north. Access will be provided to the neighborhood from Southpointe Parkway and from a shared entrance to Neighborhood 3 within the greenbelt. The greenbelt, which is approximately 500 feet wide at this southerly point, will also contain the water treatment plant for the project. The southerly boundary of Neighborhood 2 abuts a wet swale system proposed to be retained in essentially its natural condition. This wetland provides a buffer between the neighborhood development and Hawks Nest Road, as it is proposed.

Drainage from the neighborhood may be discharged into the wet swale system but measures shall be taken to prevent the inclusion of debris in run-off which might be harmful to the continuance of wetland vegetation. Roads and building pads will be sited to minimize the removal of the few existing native trees.

Neighborhood 3 Acreage 42 Density 3.8 DU's 159

This neighborhood is a transitional one, designated for production homes because of its relative flatness, but containing significant clusters of oaks. For this reason, densities are somewhat lower than other production neighborhoods to allow for larger lots in sensitive areas. The site is bounded by the previously described greenbelt on the west and a riparian greenbelt on the east. A pedestrian connection between the two greenbelts will be made along the northern boundary of the neighborhood. Vehicular access is to be provided from three points, from the

common entrance to Neighborhood 2, from an entrance opposite Neighborhood 6 on Hawks Nest Road, and from an internal connection to Neighborhood 4.

Neighborhood 4 Acreage 36 Density 2.0 DU's 72
Neighborhood 4 abuts Fruitland Road but obtains access from Hawks Nest Road. It is designated for custom single family development at moderate density because of tree cover and the presence of rural residential uses along the western boundary. Pedestrian access to the proposed school site will be provided across the riparian corridor and through the greenbelt adjacent to Neighborhoods 2 and 3.

Neighborhood 5 Acreage 47 Density 1.0 DU's 47
This neighborhood, together with the previous one, make up an important entrance to the Spring Valley Specific Plan area from Fruitland Road. The effect of maintaining custom units and low densities in these neighborhoods will be to provide an attractive transition from the surrounding rural residential areas to the rest of the project. Access to Neighborhood 5 will primarily come from Hawk's Nest Road but may be provided along the frontage on Fruitland Road.

Neighborhood 6 Acreage 34 Density 2.0 DU's 68
Neighborhood 6 is dominated by a low, tree-covered knoll and its surrounding slopes. It is designated for custom units but is transitional in nature and could have a number of production homes constructed if designs maintain the integrity of the concentration of oak trees on higher ground. Lots to be developed adjacent to the southern boundary of the neighborhood should have additional depth to provide some degree of buffer between the neighborhood and the adjacent uses.

This neighborhood abuts the riparian zone on the northeast. A narrow wet swale system separate it from Neighborhood 7 on the west. It is intended that an internal road connection serve both neighborhoods in this area.

Neighborhood 7 Acreage 130 Density 4 DU's 520
Neighborhood 7 is the largest one in the north portion of the Spring Valley Specific Plan. It is typically flat and has only a few trees in the eastern portion. Most of the neighborhood slopes gently to the west where it encounters the large open space made up of the 62 acre park site and inclusive wetlands. An extension of the wet swale system penetrates into the neighborhood and can be used to provide a pedestrian-bicycle path to the park.

As with other neighborhoods abutting wetlands systems, drainage from the neighborhood may be discharged into the wet swale system but measures shall be taken to prevent the inclusion of debris in run-off which might be harmful to the continuance of wetland vegetation. Roads and building pads will be sited to minimize the removal of the few existing native trees.

Neighborhood 8 Acreage 23 Density 4 DU's 92
Neighborhood 8 is transitional between the higher density production areas in the north and the golf course. The easterly side abuts the natural open space provided by wetlands and the developed open space of the major community park. The west side contains fairway units adjacent to the 14th fairway. On the north, a linear open space containing a wet swale is adjacent to the main arterial road and provides an approximately 200 foot buffer. The neighborhood enjoys a gentle east-facing aspect and is designated for production homes. Internal streets within Neighborhood 8 should provide access to the park and adjacent pedestrian paths. Vehicular access is possible at two points on Southpointe Parkway and via an internal connection to Neighborhood 11.

Neighborhood 9 Acreage 45 Density 3.8 DU's 169
Neighborhood 9 is a premium, custom golf course area with units along the 11th, 12th, and 13th holes and the 8th green. Access is provided at the extreme north and south at points which are shared with the similar Neighborhood 10. Lots abutting Southpointe Parkway shall be designed to have additional depth in rear yards where feasible. Lots abutting the fairways, greens and tees of the golf course shall have continuous landscape treatment except where an intervening natural area such as a protected wetland occurs. Rear yard fencing shall conform to the special design guidelines and deed restrictions for fairway lots and shall be limited to no more than four feet in height.

Neighborhood 10 Acreage 35 Density 3.8 DU's 133
The Tenth Neighborhood is similar in nature to Neighborhood 9 and shares the same two access points. It has a preponderance of lots oriented to the fairways of the "back nine" of the golf course. The southern portion of the neighborhood has a large number of existing oak trees and care should be undertaken in the design of lots to place the most significant specimens in yard areas where feasible. Nonetheless, it is recognized that significant numbers of trees will need to be removed to construct the fairways, roads and homes that will occupy this portion of the site. Landscaping and fencing shall follow the guidelines for these improvements in fairway and wetland situations described in the Design Guidelines.

Neighborhood 11 Acreage 69 Density 2 DU's 137
Neighborhood 11 is a diverse environment of custom homes. The westerly edge provides a continuous tier of fairway lots while the rest of the neighborhood encompasses a wooded hill which has views of the greenspace containing the golf course below. The eastern side of the neighborhood is adjacent to a number of rural-residential parcels and lot sizes should be transitioned so that larger parcels within Neighborhood 11 are sited in this area. Access to the neighborhood is to be provided via an internal connection to Neighborhood 8 and to the existing Valley View Road, which is aligned along the eastern boundary of the project site in this area. This road will be improved to a standard suitable to the higher traffic loads projected.

Neighborhood 12 Acreage 12 Density 7 DU's 81
Neighborhood 12 is the only occurrence of multi-family housing in the North Portion of the Spring Valley Specific Plan area. It is sited to take advantage of the activity center provided by the golf course clubhouse and the neighborhood commercial center at the intersection of Spring Valley Road and Southpointe Parkway. The terrain is composed of a low ridge overlooking the 3rd and 4th fairways and should be built out so that units take advantage of the views of the entire "front nine" of the course and are nestled into the wooded hillside. Fencing, retaining walls and other landscape improvements to be carried out in Neighborhood 12 should conform to the Design Guidelines and contribute to, rather than

Figure 2.1
Illustrative Perspective of Townhomes
(Neighborhood 12 shown)



detract from the golfing experience occurring on the course. For example, a retaining wall faced with rock might be preferred to one made up of masonry block if the natural effect of the rock contributed to the natural environment of the fairways and wetlands in the area. Parking areas serving the units within the neighborhood should be screened from views from the course.

Neighborhood 13 Acreage 119 Density 0.3 DU's 36
Neighborhood 13 is the last one in the northern portion of the plan area and the most atypical. Its average density is very low and respects the steeper and more heavily wooded terrain of the western ridge which makes up the neighborhood. Lot sizes shall be no less than one acre with the average much larger. All units shall be of custom construction to maintain an individual sensitivity to the site. Roads shall follow contours to minimize grading necessary to provide access to the areas to be developed. Within this neighborhood a water tank site is to be provided to store treated domestic water at an elevation which provides sufficient pressure for fire flow within the developed areas of the Spring Valley Specific Plan. All lots within the neighborhood, itself, shall be served by water and wastewater systems to be developed, regardless of lot size.

South Area

Neighborhood 14 Acreage 457 Density 0.5 DU's 230
Neighborhood 14 is the largest in land area within the Plan but is to be developed at among the lowest densities. This is an equestrian theme neighborhood and contains the Equestrian Center at its northern end. All local roads within the neighborhood are to be developed with an integral bridal path in accordance with the road section specified for this purpose. Additional trails and bridal paths may be created along side or rear property lines at the time of subdivision improvement.

Although the neighborhood has extensive frontage along Spring Valley Road, it is intended that no access be taken to Spring Valley from private parcels within the Plan area. Instead, an internal street system will be connected at three points to the new arterial road, Town Center Road. Lot sizes within Neighborhood 14 may range from one acre to five acres or more, depending upon terrain and other limitations. Nearly all of the land within the neighborhood is heavily covered with small oaks which will be largely preserved due to the low density employed. Most lots can take advantage of spectacular views of the valley floor provided by the generally westerly aspect of the property.

The Brown's Valley Irrigation District has stated its long range intent to replace the existing small ditch that bisects the neighborhood with a more efficient conveyance system. Water losses from the existing facility exceed 50%. The neighborhood will be designed to allow for both the continued existence of this facility or its removal. Should the ditch be removed, the easement can either be reverted to the underlying property owners or may be redeveloped as an additional trail, depending upon the perceived need and the recommendations of the County.

Within the boundaries of Neighborhood 14 is a significant prehistoric habitation site. This site should be preserved within a neighborhood park parcel as described previously, or alternative mitigation may be considered at the time of approval of subdivision.

Neighborhood 15 Acreage 281 Density 0.4 DU's 112
This neighborhood is essentially similar to the previous one and is connected by bridal trails to both Neighborhood 14 and the planned County trails system. Access to the neighborhood is taken at three points, two along Town Center Parkway and one off Highway 20.

Neighborhood 16 Acreage 67 Density 3.8 DU's 254
Neighborhood 16 is a production neighborhood on land having scattered tree cover and gentle slopes lying west of Town Center Road. It shares immediate access to a community park site and elementary school with Neighborhood 17.

Neighborhood 17 Acreage 54 Density 3.8 DU's 203
Neighborhood 17 is the lowest and most westerly portion of the Plan area. It abuts existing rural residential development along its western edge and is separated from the proposed wastewater treatment plant by an existing BVID ditch and a linear park. The treatment site has purposefully been sited downwind from both this neighborhood and existing development to avoid any potential problems.

This neighborhood is devoid of native tree cover and is intended for production homes. Additional depth should be provided in lots abutting the surrounding properties.

Neighborhood 18 Acreage 11 Density 7 DU's 77
Neighborhood 18 and those that follow are all located south of Highway 20 and are integrally related to the Town Center. This neighborhood is within one quarter mile of the Town Center and is adjacent to a low-lying wetland zone. Development within the neighborhood may be carried out as either owner-occupied or rental units depending upon market demand. Structural height should be limited to two stories. No direct access from parking spaces within the development will be permitted on

surrounding public streets and all units shall be designed to meet the standards identified in the Design Guidelines for multi-family development.

Neighborhood 19 Acreage 96 Density 3.8 DU's 366
Although Neighborhood 19 has significant concentrations of oaks, its flat terrain will allow for an efficient layout of lots which makes it suitable for some production homes but more likely to be developed on a custom basis. The neighborhood is separated from the Yuba River on the south by a narrow private parcel. Most locations do not enjoy views of the river. A riparian area designated for protection separates this neighborhood from the one to the west.

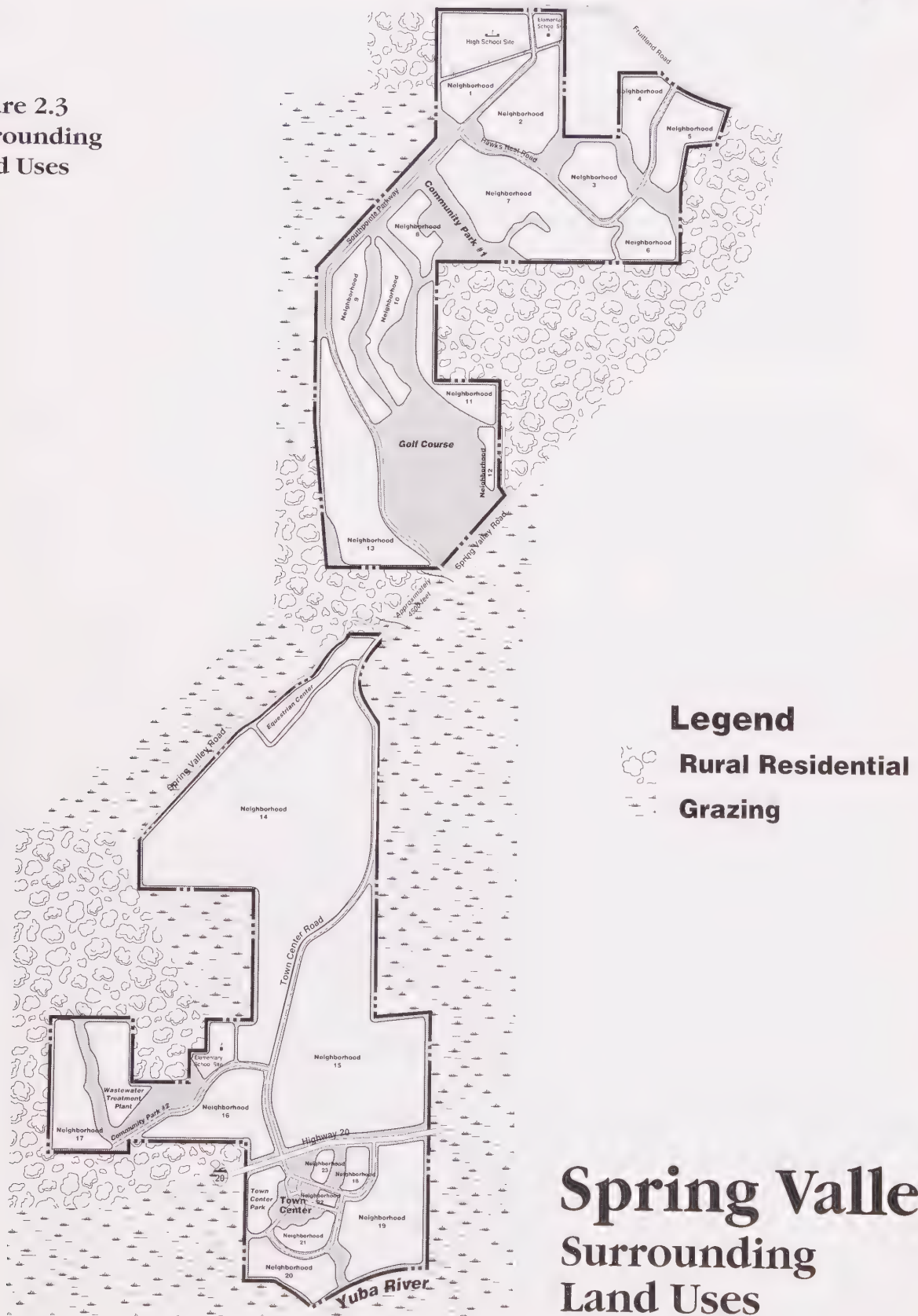
Neighborhood 20 Acreage 39 Density 3.8 DU's 148
This neighborhood is bisected by a major BVID ditch which will remain on a permanent basis. The ditch is supplied with water by pumps in the Yuba River located near the southern portion of the neighborhood. Town Center Park and the commercial area, itself, are located to the north of the neighborhood within convenient walking distance.

Neighborhood 21 Acreage 16 Density 7 DU's 116
The principle of concentrating densities around the Town Center is typified in Neighborhood 21, illustrated in Figure 2.2. This moderate density multi-family area lies at the back of the commercial district and should be designed for pedestrian access into the center and nearby park. An illustration of the concept of pedestrian corridors linking these areas is evident in Figure 3.1. Development within the neighborhood may be carried out as either owner-occupied or rental units depending upon market demand. Structural height should be limited to two stories. No direct access from parking spaces within the development will be permitted on surrounding public streets and all units shall be designed to meet the standards identified in the Design Guidelines for multi-family development.



Figure 2.2
Illustrative Townhomes

Figure 2.3
Surrounding
Land Uses



Spring Valley
Surrounding
Land Uses

Neighborhood 22 Acreage 4 Density 12 DU's 45

This smallest neighborhood is also the most dense. As with Neighborhood 21, the design of this area is intended to take advantage of the proximity to the Town Center to integrate the two uses with pedestrian paths. Structures within Neighborhood 22 may be three stories in height and shall be designed as a single project due to the relatively small size of the site.



Figure 2.4
Illustrative Condominiums

Neighborhood 23 Acreage 6 Density 12 DU's 72

This neighborhood is similar in nature to Neighborhood 22 and is similarly situated close to the activities of the Town Center. Structures within Neighborhood 23 may be three stories in height and shall be designed as a single project due to the relatively small size of the site.

2.5. Relationships to Surrounding Uses

Figure 2.3 reveals that undeveloped land predominates on surrounding properties. A number of 5 and 10 rural-residential parcels which are identified as *Rural Residential* can be found, the result of prior subdivision. Larger holdings exist on surrounding properties which are used intermittently as pasture for cattle and other livestock.

No existing road will be used for direct access to properties to be developed within the Spring Valley Specific Plan. Traffic generated with the developments will be channeled to the collector road system and carried, for the most part, to Highway 20

The interface of properties on the boundary of the Plan will be buffered in most areas from any incompatibilities which may exist with uses of abutting land uses such as those which can arise out of certain agricultural practices. For the most part, grazing does not present serious impacts upon adjacent residential uses as might occur with more intensive farming practices.

For ranchers and others keeping livestock on nearby properties, adequate fencing of residential development, the use of buffers and transitional densities and compliance with leash laws should prevent predation by domestic pets and other disturbances detrimental to agriculture.

2.6. Design Controls

2.6.1. Design Guidelines

A comprehensive set of design guidelines is developed as Appendix B of this Plan. Individual developers of neighborhoods within the Plan area will adhere to these Guidelines through a review of actual development plans by the Design Review Committee set up under the C.C.&R.'s for the project. Design Guidelines are intended to control the initial construction of residences by review of architecture, siting of structures, parking areas, landscaping, and fencing. They will control later improvements and incidental land use to the degree that it may occur in areas open to public view.

Developers of multi-family projects shall submit plans including site plans, preliminary landscape plans and elevations of all units for approval of the Architectural Review Committee. Developers of production single family projects shall submit site plans, elevations for all models and architectural variations, and a front yard landscape program for approval. Developers of custom single family units shall submit a site plan and elevations of each proposed unit.

2.6.2. Landscaping Policies

It is the policy of this Plan that all residential neighborhoods shall be provided with landscaping at the time of, or immediately subsequent to development. Landscaping Plans prepared by licensed professionals shall be prepared for all outdoor areas in multi-family development and shall meet the requirements of the Guidelines. Wherever feasible, mature, healthy oak trees in multi-family areas shall be retained in the design and protected by controlled grading and irrigation within the driplines of the trees.

Single family development carried out on a production basis shall be provided with landscaping in all front yards by the developer. This shall consist of turf or ground cover and a minimum of two trees. Where the lot which is developed fronts on a designated interior collector road, parkway and street tree planting shall be included. All landscaped areas shall be provided with an automated irrigation system. Landscaping in single family areas need not be prepared by licensed professionals but a program for landscaping shall be submitted by the developer of production units for approval by the Architectural Review Committee at the time of submittal of plans for models.

2.6.3. Fencing policies

In order to maintain a consistent visual effect throughout a single family production area, interior fencing shall be installed at the time of construction by the developer. Fencing shall not exceed 6 feet in height and shall be of an opaque material, either redwood, decorative masonry, or a comparable material approved by the Architectural Review Committee (ARC). Custom single family residential neighborhoods shall not require fencing at the time of subdivision but all fencing installed by owners shall be subject to review by the ARC.

Where fencing is proposed within multiple family developments to enclose patio areas or to provide separation from adjacent uses, it shall be decorative masonry or other materials consistent with the proposed architecture of the development, and shall be subject to the approval of the ARC.

Fencing which separates the side or rear yards of residential developments from major roads, shall be screened where feasible by landscaped berms within the streetscape. Where this is not feasible by reason of road configuration or topography, perimeter fencing shall be of unit masonry, selected to provide a uniformly pleasing appearance along the streetscape.

2.6.4. Neighborhood Identification/Entrance Signing

Neighborhoods shall be encouraged to have landscaped entrances from arterial roads. Neighborhoods may be named and the names may be those which are used at the time of construction of homes. Names are useful for providing identity and a common bond between homeowners and for visual clues of location. Neighborhood entrances may have permanent, attractive signs identifying the name of the neighborhood which shall be consistent at all entrances to that neighborhood. Where two or more builders are involved in the development of homes within an given neighborhood, the Architectural Review Committee shall see that a consistency of signs is maintained.

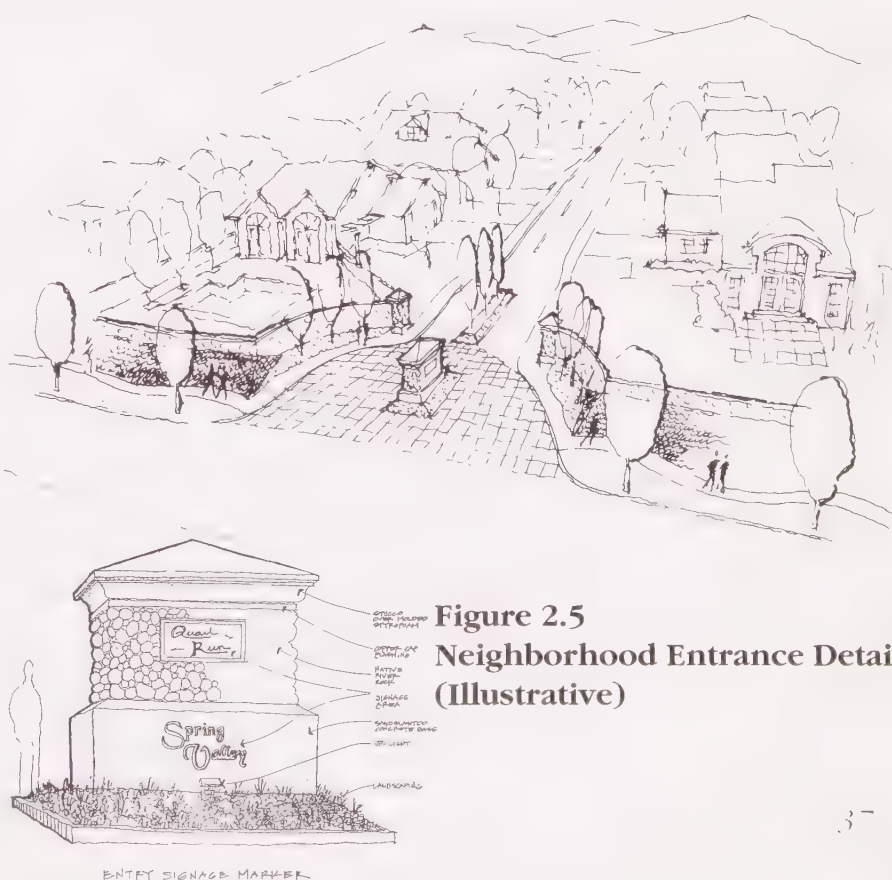


Figure 2.5
Neighborhood Entrance Details
(Illustrative)

3. Commercial Land Use

3.1. Commercial Concepts

Like many rural areas in which population is distributed over large areas, the foothills of Yuba County lack significant commercial centers. This means that goods must be purchased at a number of locations and that travel times and distances are significant. At the same time considerable through traffic exists on State Highway 20 as the major route between Marysville and the Grass Valley-Nevada City area creating additional commercial demand. Approximately 7500 trips occur daily on this route in the vicinity of the Plan.

The Spring Valley Specific Plan will provide for regional commercial facilities in the Town Center which will reduce the need for travel for commercial goods in the foothills and capture trade from through traffic. The concept is to provide a uniquely attractive setting for retailing, dining and professional services. The final design concept for the Town Center is not determined in this Specific Plan due to the difficulty in projecting the marketability of certain uses far in advance of demand. The inclusion of theatres, public uses and the demand for professional offices will dictate whether the center is designed primarily for conventional retail needs or has a larger component of specialized uses which affect lay-out, parking and the orientation of activities. Because commercial centers which provide for a variety of cultural and recreational experiences are often places that people congregate, a collateral objective of the Town Center will be to invite such use in the immediate area.

3.2. Design Controls

Development of both the Town Center and the Neighborhood Center will be subjected to detailed architectural review to ensure a consistent treatment of architecture, consistent use of exterior landscape and hardscape materials and signing. Review will extend to the improvement of parking lots and coordination with the improvements to surrounding uses such as the park and multi-family areas will be considered. Interior tenant improvements within commercial buildings will not be reviewed except for the determination of consistency with permitted uses and compliance with applicable building codes.

3.3. Town Center

3.3.1. Uses Permitted

The Town Center will permit a variety of retail, office and public uses and may permit residential uses in certain limited situations. The following uses are expressly permitted.

Retail Uses

1. General merchandise stores
2. Food stores and supermarkets
3. Clothing stores
4. Liquor stores
5. Eating and drinking establishments
6. Hardware or automotive supply stores but not including repair facilities or machine shops
7. Art galleries and gift shops
8. Other retail facilities conducted entirely within a building which in the opinion of the Director of Planning is consistent with the intent of this Plan

Service and Professional Office Uses

1. Personal services including, but not limited to, barber shops, dry cleaners, and beauty shops
2. Professional offices including real estate, insurance, financial, legal, medical and dental offices
3. Business services including printing, photocopying, and communications services
4. Theaters, amusement and recreational services except those displaying material of a sexual nature
5. Private clubs, lodges and fraternal organizations
6. Day care centers
7. Veterinary offices without outdoor kennels
8. Other office or service facilities conducted entirely within a building which in the opinion of the Director of Planning is consistent with the intent of this Plan

Residential Uses

1. Multi-family dwellings designed on second and third stories of buildings having a primary retail, office or service use on the ground floor

Public Uses

1. Libraries
2. Sheriff's sub-stations
3. Fire Stations
4. Public offices except those having material or vehicle storage yards
5. Clinics and counseling facilities

3.3.2 Prohibited Uses

The following uses are expressly prohibited in the Town Center.

1. Automobile dealers, body shops and repair facilities
2. Mobilehome sales
3. Lumber yards and building material yards
4. Warehousing, including mini-warehouses
5. Car washes
6. Equipment rental yards
7. Manufacturing facilities
8. Truck terminals
9. Pest control and other business involving the use of hazardous or toxic materials except for household products

3.3.3 Signing

All commercial establishments shall be permitted two advertising signs not exceeding 25 square feet in area which shall be located upon each face of the building or portion of a building in which it is located. Signs may be illuminated indirectly or shall be individually illuminated "channel" letters. They shall not move or rotate in any fashion. Signs shall be mounted on building facades, architectural walls or surfaces and shall not project above roof lines.

Any business having greater than 20,000 square feet in gross floor area shall be allowed a building sign of not greater than 80 square feet. It shall also be permitted a monument or ground sign, not exceeding 50 square feet on each face, which may be located in any landscape or parking area provided that it does not interfere with traffic visibility or public safety.

All Signs shall be subject to the review of the Architectural Review Committee as to size, location and material.

3.3.4. Parking

Off-street parking for all commercial uses shall be provided on the basis of one space for every 300 square feet of gross leasable floor space. Any residential use within the Town Center shall be provided with one and one-half off-street parking space for each unit. Parking lots shall be improved in accordance with 12.85.040 of the Yuba County Code. The provision of on-street parking within the Town Center shall not be counted as required parking. Landscaping and parking lot illumination shall meet the requirements of the Design Guidelines.

3.3.5. Outdoor activities

The Town Center is intended to function primarily as a community shopping center but other activities compatible with its ultimate design may be accommodated. Potential residential and public uses are examples of these ancillary activities. If the final design provides for sufficient outdoor space outside of parking lots, such area may be used for outdoor events. These events may include:

1. Art shows
2. Street or Peddler's Fairs
3. Photographic Exhibits
4. Christmas or other seasonal exhibits
5. Musical concerts or rallies

Restaurants and similar eating establishments shall be permitted to have outdoor seating provided that it does not interfere with pedestrian flow.

3.4. Neighborhood Commercial Services

3.4.1. Neighborhood Center

Within the north portion of the Spring Valley Specific Plan is located a 3.5 acre neighborhood commercial center. Its purpose is to provide for an opportunity for local convenience goods for the northerly neighborhoods. Permitted uses shall include those retail, service and office uses permitted in the Town Center.

Signing within the Neighborhood Center shall be limited to one building sign not exceeding 20 square feet in total area for each establishment. In addition, one ground sign shall be permitted for the center, not exceeding 30 square feet on each face. No sign shall move, rotate nor flash and illumination may be by indirect means only.

Parking for the neighborhood center shall be provided on the basis of one space for each 300 square feet of gross leasable floor area.

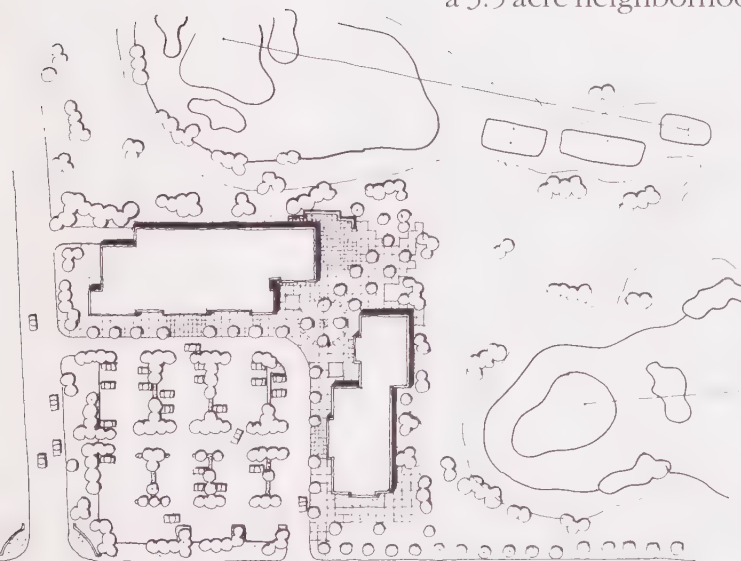


Figure 3.1
Neighborhood Center
(Illustrative)



3.4.2. Ancillary neighborhood uses

3.4.2.1. Day Care

Day care centers, either public or private, shall be permitted in any commercial area, open space area, or residential neighborhood provided that a Conditional Use permit has first been secured from the County of Yuba. In considering such permits, the County shall take into account the fact that such day care centers are needed within the community, the need for access to collector road systems, and the potential interference that the center might have with the primary use of surrounding properties. Off-street parking shall be provided in accordance with the requirements of the Yuba County Code.

3.4.2.2. Churches

Churches, temples and other places of worship shall be permitted in any open space area, or residential neighborhood provided that a Conditional Use permit has first been secured from the County of Yuba. While two potential church sites are shown on the land use diagram, these are not to be construed as the only permissible locations. In considering such use permits, the County shall take into account the fact that places of worship are traditional elements within residential neighborhoods, the need for access to collector road systems, and the potential interference that the center might have with the primary use of surrounding properties. Off-street parking shall be provided in accordance with the requirements of the Yuba County Code.

3.4.2.3. Home Occupations.

Home occupations shall be permitted within any residential neighborhood in accordance with §12.95 of the Yuba County Code.

4. Open Space and Recreation Uses

4.1. Open Space Concepts

The Spring Valley Specific Plan embraces the concept of access to open space from all neighborhoods. Open space occurs in both active and passive forms. The areas designed for active use are generally large and have the capability of being improved with multiple ball fields and accessory structures which can accommodate organized sports. It is anticipated that the community will be better served by a few such large facilities rather than a number of smaller parks which are not suited to community-based activities and are more costly to maintain. Specialized facilities include the equestrian center and the golf course.

Passive open space is designed to be used to form buffers from surrounding uses, provide opportunities to site public facilities such as the water treatment plant away from residences, and most importantly to provide paths for equestrians, pedestrians and bicycles between neighborhoods and activity centers.

In accordance with adopted goals and objectives of the Open Space and Recreation Elements of the Yuba County General Plan, the enhancement of recreational opportunities is intended to be accomplished in this specific plan. The identification and protection of historic and prehistoric sites by incorporating them into the open space and park system has also resulted from the policies of those Elements.

With the exception of the specialized centers, open spaces are designed to be owned and operated by public agencies for the benefit of the larger community as well as the future residents of the Spring Valley Specific Plan area. The Plan contains a program for adequate funding for maintenance by the County of Yuba.

4.2. Public Facilities

4.2.1. Town Center Park

Town Center Park is a 20 acre facility integrated into the concept of the development of a major activity node providing a full range of services and inviting diverse opportunities for socialization. It is to be dedicated to the County of Yuba together with agreements for the shared use of substantial parking spaces adjacent to the commercial center. It is felt that the differing peak demands of the two uses will provide a more efficient use of the lands devoted to parking and will facilitate the complementary aspects of recreational and commercial activities.

The park site contains a number of oak tree clusters which are to be conserved in the design for improvements. A gentle northwest facing swale can be developed into an outdoor amphitheater for plays, concerts and assemblies. Also planned are softball and soccer fields. These are intended to serve the southern neighborhoods in the Plan area. A major irrigation ditch operated by the Brown's Valley Irrigation District (BVID) lies in the southerly portion of the site and provides a convenient source of water for non-domestic use in the park.

4.2.2. Community Parks

There are two community parks within the plan area, a 62 acre site in the north portion and a 43 acre site located north off Highway 20 near Neighborhood 16. The former park is quite flat and suited to the development of sports fields. A wetland swale system is present and needs to be preserved, but opportunities for water elements in the park exist. Portions of the tributary wetlands extend up into both Neighborhood 7 and 8 and are intended to be utilized for pedestrian and bicycle access to the park. Vehicular access is provided from Southpointe Parkway.

The second community park is provided along the upper alignment of the BVID ditch that bisects the Town Center Park. This park site is adjacent to an elementary school site and presents an opportunity for joint use of facilities by the school district.

Both Community parks are intended to be dedicated to the County of Yuba. Like Town Center Park, they are major recreational assets to the Spring Valley Specific Plan area but they also serve the entire foothill community since it presently lacks facilities for organized sports.

4.2.3. Neighborhood parks

It is not intended that every neighborhood contain a park but the design of the larger ones could contain such facilities. If incorporated into such designs, these facilities which serve only a limited area should not be the obligation of the entire plan area nor the larger community. Where provided, neighborhood parks should range between one-half acre and two acres in size. They should not incorporate major sports fields which would be duplicative of those provided in Community parks but may be designed as picnic areas, tot lots or simply pleasant places to stop and rest during walks or rides. Neighborhood park uses should not be intrusive of the primarily residential character of their surroundings.

In a few instances, a location within a neighborhood may not be suitable for housing. For example, a small, prehistoric habitation site has been identified in Neighborhood 14. The inclusion of this site as a neighborhood park makes sense in protecting the site and in serving the need for occasional rest stops in the equestrian trails system found within that neighborhood.

4.3. Buffers and Pathways

4.3.1. Equestrian trail network.

A network of equestrian trails is intended to be installed integrally with the construction of roads in the two equestrian neighborhoods, Neighborhood 14 and 15. It is anticipated that these will provide approximately 10 miles of trails interconnecting estate homes with the Equestrian Center and the regional trail system being planned by the County at the time of the preparation of this specific plan. The regional plan, as it has been drafted, shows an ambitious use of existing and new trails extending from the Spring Valley Specific Plan area along Highway 20 and up into the mountainous region of the County. When fully implemented, Yuba County will possess one of the most elaborate regional trail systems in the state, anchored at its westerly end by the improvements in the Spring Valley Specific Plan area.

4.3.2. Bicycle/Pedestrian path network.

Bicycle and pedestrian paths are considered to be a major element of the circulation system and area described in more detail in Chapter 5. In a number of cases, particularly in the north portion of the Plan area, these facilities are found in the greenbelts and linear parks surrounding some neighborhoods. In all cases these linear open spaces are intended to be dedicated to the County of Yuba and a mechanism created for maintenance. Where feasible, water for irrigation of landscaping should be provided from non-potable water sources such as treated wastewater

and irrigation water. In general, however, water consumptive landscaping shall be discouraged in the design of these passive open spaces. Instead, xeritrophic and native drought-tolerant species shall be selected for plantings in these areas.

4.4. Private Recreation

4.4.1. Golf Course

The golf course in the northern portion of the site is intended to serve a larger demand for this type of specialized recreation which has been found to exist in the region. Studies have shown a tremendous unmet demand for both public and private golf facilities.

The course which has been designed exceeds 6800 yards in total length and is of championship caliber. Its design includes a variety of golfing challenges and features. In existing wooded areas, oak trees will be selectively incorporated into fairway design. In more open areas, extensive plantings will be carried out and water elements will be added.

Figure 4.1
Golf Course Clubhouse
(Illustrative)



Club house facilities will be provided and will include a pro shop, coffee shop, and a driving range. Other activities supported could include full dining, bar and banquet facilities and tennis courts.

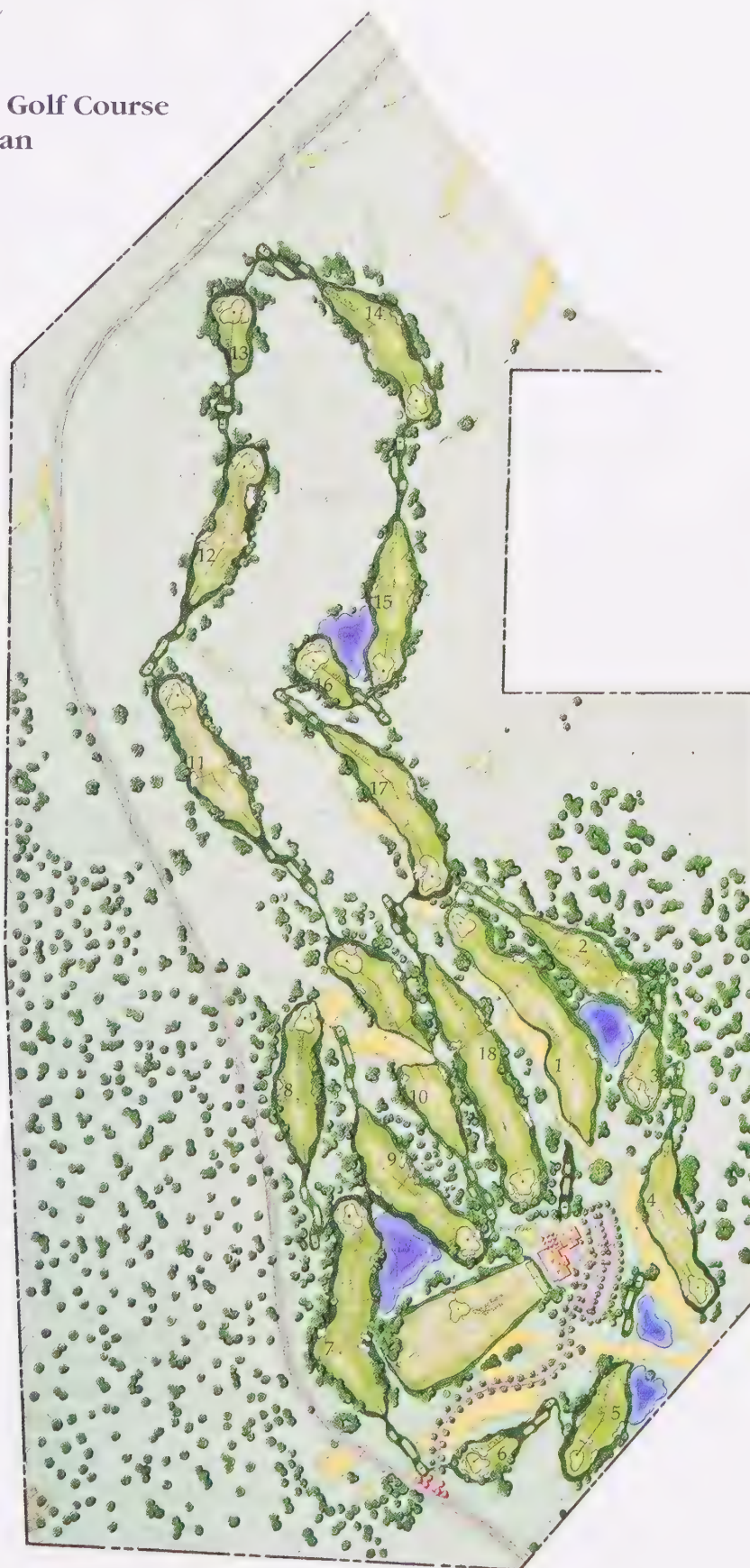
The golf course is intended initially to be privately owned and operated but open to everyone for public play. At some point in the future, and if local demand

warrants it, the course could be purchased by potential members and management restructured to operate as a private country club.

The golf course will be accessed by a dedicated roadway which is separate from roads used primarily for access to residential neighborhoods. It is necessary for certain road crossings to be made in between holes. The number of crossings has been minimized and will be clearly and safely signed and controlled.

Golf Course maintenance will be the responsibility of the operator of the course. To the degree that irrigation water is available from treated wastewater supplies, it will receive a priority for use on the course but will probably be blended with raw, irrigation water as needed. All designated wetlands which are adjacent to fairways or within the golf course properties will be protected and maintained in their approximate natural condition and as required by any permits obtained under §404 of the Federal Clean Water Act.

Figure 4.2
Spring Valley Golf Course
Illustrative Plan



4.4.2. Equestrian Center

A 34 acre equestrian center has been designed to serve as a central activity point for Neighborhoods 14 and 15 and as a terminal node for the planned county trails system. The center occupies the site of a hotel operated for a short time in the mid 1800's under the name of "11 Mile House". A longer occupation as a residence and ranch has been noted in historical literature.

The remains of structural foundations, rock walls, a rock corral and hand-dug well can still be found on the site as well as an olive orchard. These features will be incorporated into the design of improvements to the Equestrian Center to the extent possible. Those improvements may include: riding and show arenas, stables, tack rooms, feed storage, picnic tables and parking areas.

The Equestrian Center is intended to provide an opportunity for the stabling of horses and a center for casual activities and formal events. It will connect to the trail system within Neighborhood 14 which, in turn, is linked to trails along the arterial roads in this area and to county trails along Highway 20 to the east.

4.5. Public Recreation

4.5.1 Ownership and Improvements

All public open spaces, including community parks and linear parks are intended to be dedicated to the County of Yuba at no cost to the County. Because of the extensive nature of these dedications, they shall be considered as fulfillment of any requirement for parkland dedication which may be adopted by the County under §66477 of the State Subdivision Map Act. In the event that the County is unwilling or unable to accept the parks, the developer may form an entity, either public or private, which will own and manage certain of those facilities. Other designated parks may be used for residential purposes in the event that they are not accepted by a public agency for park and recreation purposes.

The timing for dedications will coincide with the development of adjacent neighborhoods and other uses. Improvements will be carried out in a variety of ways. It is the policy of this Plan that the cost of improvements for park improvements will be the responsibility of the developers to the degree that it can be projected that use will come from the future residents of the plan area. Use that will come from surrounding areas will be the responsibility of the County and of the developers of new projects which contribute to that demand. Options for assigning these costs will be completely addressed in the Financing Plan. Those options include the adoption of a Parkland and In-lieu fee ordinance applicable to new subdivisions in accordance with §66477 of the State

Subdivision Map Act (Quimby Act); the procurement of future State Parks Bond grant funds; the creation of Lighting and Landscape Districts under the 1972 act of the same name; or the establishment of zones of benefit under County Service Area law. Under the latter two options, bonds can be sold to raise the funds needed for the County's share of improvement costs. Bonds can be serviced (principle and interest paid) by user fees to be established for use of parks by organizations or individuals, by assessments on private land, or by a combination of the two.

4.5.2 Maintenance and Operation

The demand for high quality, well maintained parks is expected to grow as the county grows. Unfortunately, recreation services are one public service that is not well compensated by traditional revenues. Since the County of Yuba does not have an elaborate parks system at present, there has been little need to create a trained staff to manage and maintain these facilities. The County should develop a parks and recreation function and hire trained individuals to run it. This can be accomplished as a "line" function as a new department, or can be accommodated within the existing structure of a current department or administrative office. By the end of 1990 the County was already successfully involved in procuring grants available from state and federal programs through the use of consultants.

A parks and recreation program can operate under the direction of a Commission responsible to the Board of Supervisors. Staff and Commission can act to implement policy for development; plan future parks; grant permits for use of the parks and set user fees; coordinate recreation programs with cities, Community Services Districts, Public Utility Districts and other agencies providing recreational services in the county; assist organized sports and recreation organizations; seek grants; and otherwise promote recreation in the county.

It should not be necessary for the county to hire maintenance and grounds staff, at least at the onset of the program. Such personnel can be contracted by the county from private companies, perhaps augmented with labor from sentenced prisoners at the county jail. Often arrangements for joint use of county parks by school districts can be opportunities for maintenance by school district personnel. An example of public ownership of capital assets and administration coupled with a private operation providing a service can already be found in the Hub Area Transit System.

5. Circulation

5.1. Circulation Principles

5.1.1. Access to Private Parcels

All residential and commercial parcels will be provided access from a network of public roads. In general, no access will be permitted directly from major arterial roads except for limited situations where entrances to commercial centers, schools and parks can be accomplished safely and without creating an intrusion of non-residential traffic into neighborhoods. Lots which otherwise abut arterials shall be restricted from obtaining individual access along those roadways.

5.1.2. Existing Roads

In general, the Specific Plan has been designed to include new major roads which will serve development within the Plan, and in many ways improve the existing network of roads in the area. A number of existing public roads abut portions of the Plan area. These include Spring Valley Road and Fruitland Road. Where traffic generated by development within the Plan area can reasonably be expected to create or contribute to substandard conditions, the development will be responsible for improvements to those existing roads proportionate to the degree of increased traffic from the Plan area and the contributions which can be projected to occur from other new developments in the area.

5.1.3. Public Transit

As of 1991, the Hub Area Transit Authority (HATA) operates dial-a-ride and fixed route public transit in the Yuba and Sutter county region. Additionally, HATA provides regular fixed route commuter service to Sacramento. A fixed Foothill route currently operates between Marysville and points in the Foothills on a morning and evening basis. Ridership has been traditionally low as a result of the remoteness of service areas, the infrequency of service and the fact that the foothill region has probably the lowest percentage of transportation dependent residents in Yuba County.

Because of the population increases to be brought about by the Plan, public transit demand is expected to increase even though the new development will not be considered to be a significantly transportation dependent population. It is considered possible that the attractive nature of the town center and golf course will create a demand for services in the

reverse direction. Bus stops and park-and-ride stations should be provided at these activity centers.

5.2. Major Road System

5.2.1. Classifications

Roads to be constructed within the Plan area are classified into a hierarchy of types designed for different purposes.

Major Collector roads, also referred to as *Arterial* roads, are designed to carry the highest volume of traffic. They can be either two-lane arterials or four-lane arterials depending on the ultimate projected traffic. Arterial roads within the Plan have a designed speed in excess of 35 m.p.h. and are contained within rights-of-way of 120 feet or greater. They are intended generally to provide vehicular access to neighborhoods and other centers and as routes for through traffic.

Access from arterial roads to private parcels will be limited to specific situations where driveways serve major off-street parking areas such as those found at commercial centers, parks and multi-family complexes. Such driveways shall be no closer than 150 feet from centerline.

Minor Collector roads will be established within neighborhoods to serve a role in distributing traffic from entrances to the internal local road system in a logical and understandable manner. Where neighborhood parks are developed within a neighborhood, they will be linked to the minor collector roads. It is an objective of this Plan that the use of minor collector roads will serve as visual identifiers for paths into and out of neighborhoods.

Minor collectors will generally occur within 60 to 80 foot rights-of-way and will be designed for speeds of less than 35 m.p.h.. Homes will be allowed direct access to the collector except at the side yard of a corner lot at the end of a block. The distinguishing characteristic of these roads will be the presence of 8-10 foot landscaped parkways and sidewalks. Where internal bicycle paths are to be provided, a Class 1 bikeway will be designated in the minor collector streets.

Special Design roads may occur in certain situations. Examples include the one-way loop road in the Town Center which shall be designed to allow for curb-side diagonal parking. Another example of a special design roadway is the entrance to the golf course and access to the clubhouse. The use of special pavers, landscape treatment, signing and other improvements to special design roads shall be considered at the time of specific design approvals to the extent that they are not specified in the Design Guidelines.

Figure 5.1
Circulation System
North Area



Figure 5.2
Circulation System
South Area

Legend

-  **Arterial Road**
-  **Bicycle-Pedestrian Trail**
-  **Equestrian-Hiking Trail**
(Internal neighborhood Trails approximate or not shown)



Spring Valley
South Area
Circulation System

5.2.2. Landscaping

Landscaping along public roadways provides an amenity which sets off the well planned community from the merely mediocre. At the same time, the need for conservation of water demands that it be accomplished in the most effective manner without needless waste of that precious resource. Additionally, the ability of public agencies to properly maintain landscaped areas has diminished with the erosion of traditional sources of local government funding sources.

It is the intent of this plan that major and minor collectors be provided with attractive streetscapes. For major collectors, elaborate landscaping such as turf areas will be provided only at major entrances and other identity points. Drought tolerant, xeritrophic plantings will be accomplished at other locations. Irrigations systems will be designed to conserve water, to be automatic in operation and will be installed only where they are necessary to ensure the survivability of plantings.

A program for planting of street trees will be carried out on minor collectors so that, over time, a canopy of shade is obtained in the streetscape.

The County of Yuba shall permit the homeowners associations, golf course operator or commercial owners to maintain landscaping which is established in public rights-of-way. Such responsibility shall be assigned to the appropriate abutting land owner through the C.C.&R.'s to be established. On major collectors which do not abut a commercial venture, the responsibility for maintenance shall be assigned to the Master Homeowners Association.

Minor Collector landscaping shall be maintained by the abutting property owner. The installation of landscaping may be deferred until the development of homes in production neighborhoods. In custom neighborhoods, the installation of landscaping on minor collectors shall occur at the time of subdivision improvements including individual water meters provided to each lot. Such landscaping shall be maintained by the subdivider until sale of the abutting parcel and shall thereafter be the responsibility of the property owner. The homeowners association shall be empowered to enforce the requirement for maintenance of landscaping on minor collector roads.

5.3. Minor Roads

5.3.1. Classifications

Local Roads provide access directly to homes. They will be designed for low speeds and will be improved with concrete curb and gutter and paved to standards shown in Figure 5.3. In single family production and

custom neighborhoods, an attached four foot sidewalk may be provided on one side of the street if significant pedestrian use can be anticipated. For cul-de-sacs and short loop streets, sidewalks shall not be required.

5.3.2. On-street parking

Local roads shall allow on-street parking except in estate neighborhoods having an equestrian theme. In those cases, pavement widths may be reduced to a minimum of 24 feet allowing for less extensive cuts and fills in those steeper areas. Equestrian neighborhoods shall also be provided with improved bridal trails and trail fencing in accordance with design guidelines at the time of subdivision improvements.

5.3.3. Golf Cart Crossings

Where golf cart crossings occur on local roads and in any situations where they may occur on minor collectors, a uniform treatment for signage and traffic control shall be established.

5.4. Non-Vehicular Circulation

5.4.1. Equestrian Trails

Equestrian trails shall be a minimum of 8 feet in width and shall be surfaced with material approved by the County of Yuba for trails use. Trails abutting public roads which are located within 20 feet of the travel way, shall have a split-rail fence meeting the Design Guidelines.

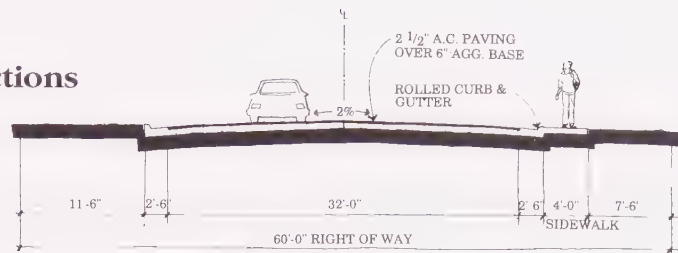
5.4.2. Bicycle/pedestrian paths

A majority of bicycle paths will occur in parks, linear greenbelts and other open spaces and should be improved to Class 3 standards. In those cases where bicycle paths are located within arterial rights-of-way, they shall also serve for pedestrian traffic. All designated bicycle paths shall have a minimum of 5 feet of paved width. All Class 3 bicycle paths shall be maintained as part of the landscaping by the appropriate landscape maintenance entity, depending upon location. Class 1 and 2 bicycle paths, striped or constructed within the street improvement section, shall be maintained by the County of Yuba.

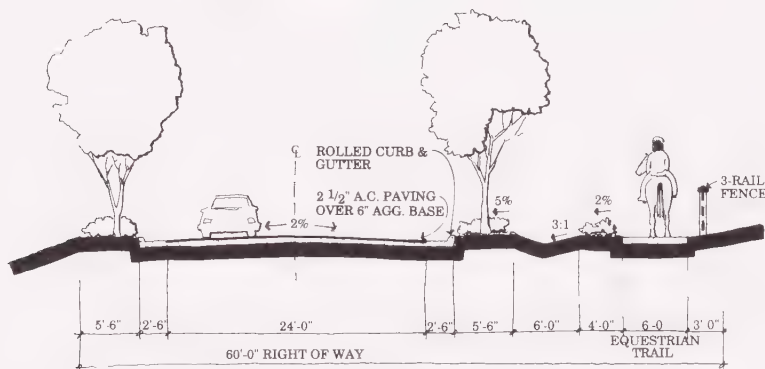
5.4.3. Road Crossings

Where bridal trails are designed along major collectors, they shall be set back at least 20 feet from the nearest travel way. Crossings of bridal trails shall be clearly marked both for equestrians and for motorists. Where necessary to protect public safety, traffic signals shall be installed. Signal actuators shall be provided at a height sufficient to allow for their operation from a mounted horse.

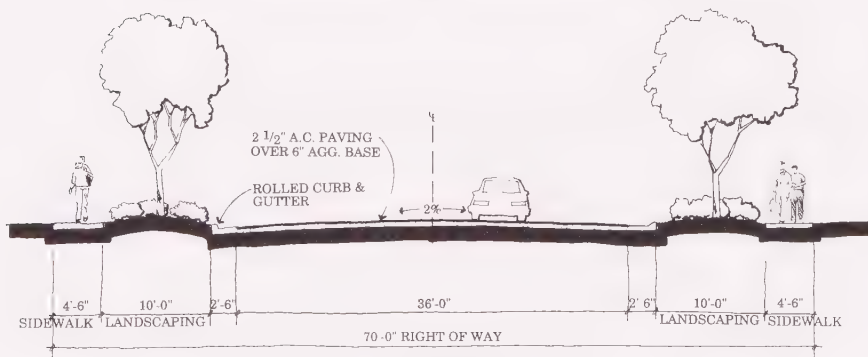
Figure 5.3
Typical Road Sections



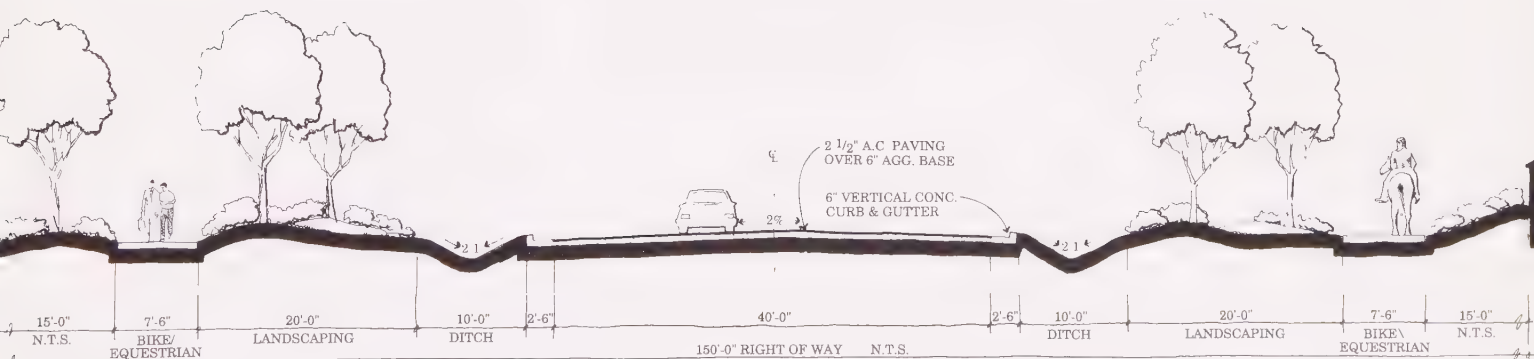
LOCAL STREET



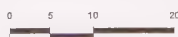
ESTATE NEIGHBORHOOD WITH EQUESTRIAN TRAIL



MINOR COLLECTOR ROAD



ARTERIAL ROAD



6. Environmental Management

6.1. Concepts

The process of urbanization need not entail the loss of sensitive nor attractive natural environmental features. The development concept behind the Spring Valley Specific Plan places major importance on retention of natural drainage ways rather than channelization; concentrating development in areas lacking tree cover rather than large-scale removal of oak forest; and preservation of wetlands and riparian habitats wherever feasible. The Plan also looks beyond the development stage by establishing management programs for environmentally sensitive areas like wetlands.

6.2. Wetlands Protection

A total of 51.3 acres of wetlands have been identified within the Plan area which are subject to the jurisdiction of the U.S. Army Corps of Engineers under §404 of the Clean Water Act. An additional 0.2 acres not meeting the criteria for wetlands, but subject to Corps jurisdiction as “waters of the United States” have also been mapped. Additional acreage of pasture land improved by irrigation also exists at the present time but are not considered to be federally regulated.

Of the wetlands subject to Corps jurisdiction, only 5.2 acres is proposed to be “filled”, with a majority of that area occurring south of Highway 20. All filled wetlands will be mitigated in accordance with the requirements of the Corps of Engineers in fulfillment of permits under §404.

6.2.1. Wetlands in common ownership

A substantial amount of wetlands occurs within the planned ownership parcel for the golf course. Best Management Practices will be employed in course management to ensure that the continued viability of these areas is not affected by siltation, fertilizers or casual use.

Where wetlands occurs within properties held in common such as in the Equestrian Center parcel or some of the linear greenbelts, the homeowner’s associations involved will be responsible for the protec-

tion of these areas. Trails and other improvements will be sited away from the wet areas and permanent signing designating natural areas will be installed.

6.2.2. Wetlands protected by deed restrictions

A small amount of wetlands intended for protection fall within private parcels. It is intended that these areas be protected by easements and buffered with a “non-building” designation which will appear on the subdivision maps. Where feasible, these “non-building” areas also include an additional buffer. Additionally, restrictions against building, fill and other practices detrimental to the viability of the seasonally wet areas will be written into the Conditions, Covenants and Restrictions (C.C.&R.’s) covering these properties.

6.3. Historic and Prehistoric Resources

6.3.1. 11-mile House Conservation

It has been mentioned that a historic hotel known as the “11-Mile House” is found along Spring Valley Road within Neighborhood 14. The stone foundations and walls remaining from this early occupancy and later use are included within the 34 acre Equestrian Center property. Although historic rock walls are rather prevalent in the region, their preservation where feasible, adds a historical context to present day improvements. The inclusion of the remains of these historic features would be especially valid in the Equestrian Center. It is intended that corrals, bridle paths and other improvements to the Center incorporate these walls to some degree. Reconstruction and stabilization of rockwork shall be permitted in order to provide for safety and increased durability.

6.3.2. Village locations

The location of prehistoric habitation sites have been identified by archaeologists but are not mapped in this plan in order to protect them from vandalism at the present time. It is intended that these sites be taken into account in the design of subdivision improvements within individual neighborhoods so that they can be protected by inclusion into publicly owned lands. Open spaces, parks and school sites are potentially available for this purpose. Responsible public agencies receiving ownership of this properties will be provided with detailed information on the potential extent of habitation areas.

6.3.3. Bedrock mortars

A large number of bedrock mortars used in prehistoric times for milling acorns are found in the more wooded areas within the Plan. They have been professionally documented and are no longer considered of archaeological significance. Where such mortars are found on individual parcels to be created, the siting of structures should avoid these features to the extent that their avoidance does not interfere with the planned use of the parcel. Since bedrock mortars usually occur on larger rock formations, there is a natural tendency to avoid them during house construction in most cases.

6.4. Management of Oak Woodland

6.4.1. Grading Policies

In order to minimize the removal of oak trees, lower densities have been established in wooded areas within the Plan area. In general, these areas are also intended to be developed as custom homes in order to allow for the “fine tuning” of house siting. The construction of extensive house pads in these areas is discouraged. Clearance of tree cover and pad construction shall not normally encompass more than 10,000 square feet, exclusive of driveways.

Healthy oak trees with trunks in excess of 24 inches in diameter shall be preserved wherever feasible. In these situations, improvements shall be avoided within the driplines of the trees and care will be taken during construction to protect the tree and ground surface within the dripline.

6.5. Energy Conservation

Energy conservation within the Spring Valley Specific Plan is to be achieved by promoting non-vehicular circulation, by meeting current State Energy Codes for construction, and by the fact that opportunities for recreation and shopping exist within the Plan area, itself.

6.6. Water Conservation

In any urban development, the conservation of water should be recognized as a priority even in water-rich regions of the state. Competing demands of water for agriculture and fisheries necessitate the conservation of this resource at all levels.

The Spring Valley Specific Plan will allow for the reuse of water for landscape purposes for the first time in any development in Yuba County. Treated effluent from domestic use will be recycled for use in irrigation of the golf course to the extent that it is available as the project is

developed. Landscape species used in street-side landscape areas (except for near entrances) and in passive open spaces will be selected for drought tolerance and low water demand. Irrigation will employ modern conservation technologies such as drip systems.

7. Public Facilities and Services

7.1. Schools

The Marysville Joint Unified School District operates public schools within the Plan area as it does for the majority of Yuba County. Within two miles of the Plan area are two elementary and one intermediate school. High school students from the foothill and mountain regions of the county are transported to Marysville High School, approximately twelve miles east of the Spring Valley area. A high school site in the foothill region has long been sought by the district.

At full build-out, existing school facilities in the area are insufficient to serve the need generated by the project and growth in the area. For this reason three school sites have been provided within the plan. These sites, comprising two elementary and one high school have been given preliminary inspection by both the staff of the Marysville Unified School District and the State Office of Education. All three site have been found to meet state and local criteria for such facilities however no decision has been made by the district to accept or develop the sites at the time of preparation of this Plan.

All three schools are adjacent to planned greenbelts, parks or other facilities which will contain pedestrian and bicycle paths providing safe, non-vehicular access by students.

7.1.1. High School Site

A 56 acre high school site has been provided at the extreme north end of the Plan area. Access from Fruitland Road, Southpointe Parkway and an easement adjacent on the north side could be developed by the district. Underground water, sewer and power will be available to the property. The availability of these services makes the site unique in the foothill region. Fifty-six acres exceeds the State's minimum site requirements by 16 acres and the relatively flat terrain of the site would afford economical construction. A donation of the entire site to the district has been offered by the developer.

7.1.2. Elementary Schools

Opposite the high school site at the southeast corner of Fruitland Road and proposed Southpointe Parkway is a ten acre elementary school site designated Elementary School #1. This facility would serve the population of the northern portion of the Plan and would complement the existing schools in the Loma Rica area. A donation of this site has also been offered by the developer.

Elementary School #2 is an 18 acre site located north of Neighborhood 16 on a major collector which branches off from Town Center Road. This site has a number of oaks trees on its eastern and southern sides and is extremely attractive. The site is nearly twice the minimum size required for an elementary school so that buildings can be sited with a minimum of disturbance to the trees. A prehistoric village location also occurs on the eastern side of the school site. Public ownership of this resource would afford protection and could allow for an educational experience over a number of years if the district were to allow excavation and investigation by a qualified professional archaeologist perhaps utilizing student assistance. If the district declines the inclusion of this resource in the school, it will be protected through other means, either through community ownership or deed restrictions and will be excluded from the school site.

7.2. Fire Protection

7.2.1. Fire Stations

Fire protection to the Plan area and the communities of Brown's Valley and Loma Rica is provided by the Loma Rica-Brown's Valley Community Services District in conjunction with the California Division of Forestry (C.D.F.) under an *Amador Plan*. The District currently operates out of the C.D.F. facility on Loma Rica Road, approximately 1.6 miles from the northern portion of the Plan. A second station under development near the intersection of Marysville Road and Highway 20 will be within 1.5 miles of the southern portions of the Plan. Together, these facilities, when fully equipped, will provide a relatively high level of service and low response times to the Plan area.

All development within the Plan shall be designed to meet the requirements of the Uniform Fire Code, 1988 edition.

7.3. Police Protection

Police protection to the Plan area will continue to be provided by the Yuba County Sheriff's Department. Permitted public uses within the Town Center allow for the possibility of locating a sheriff's substation within the Center. This is a policy decision to be determined by the Sheriff's Department and the County at a future date.

7.4 Libraries

Library services are provided to the citizens of Yuba County through a main library in the City of Marysville. Although no branch libraries exist, an existing county park site on Hammonton-Smartville Road has been considered for such use. A site within the Spring Valley Specific Plan area might better serve the population of the foothill area of the County. The Town Center, which is intended to have a blend of public and commercial uses would ideally serve as an appropriate location for a branch library.

8. Public Infrastructure

8.1. Domestic Water

8.1.1. Water Treatment Facilities

The primary or “back-bone” infrastructure for the water system has four components: raw water supply; water treatment; storage; and distribution. The source of raw water for the developments within the Plan is most likely to come from surface water supplies through the Brown’s Valley Irrigation District. The district has entered into a stand-by agreement to provide 4000 acre feet per year to the Plan area. At the time of the preparation of this Plan the district has expressed an interest in the ownership and operation of both the water and wastewater systems. Other operational alternatives such as the Yuba County Water Agency, new water or public utility district formation, or private ownership through a mutual water company may be considered.

Raw water delivered to the project will be used directly to supplement the supply of treated effluent for irrigation on the golf course and will be delivered to a water treatment plant to be located in the northern part of the Plan area as shown on Figure 8.1. The plant will be designed to handle the maximum daily demand of the completed development, estimated to be approximately 5 million gallons per day (MGD). However, the proposed plant can be constructed in phases as warranted by the rate of actual development that it serves. The initial phase of construction would be expected to provide a treatment capability of 2 MGD.

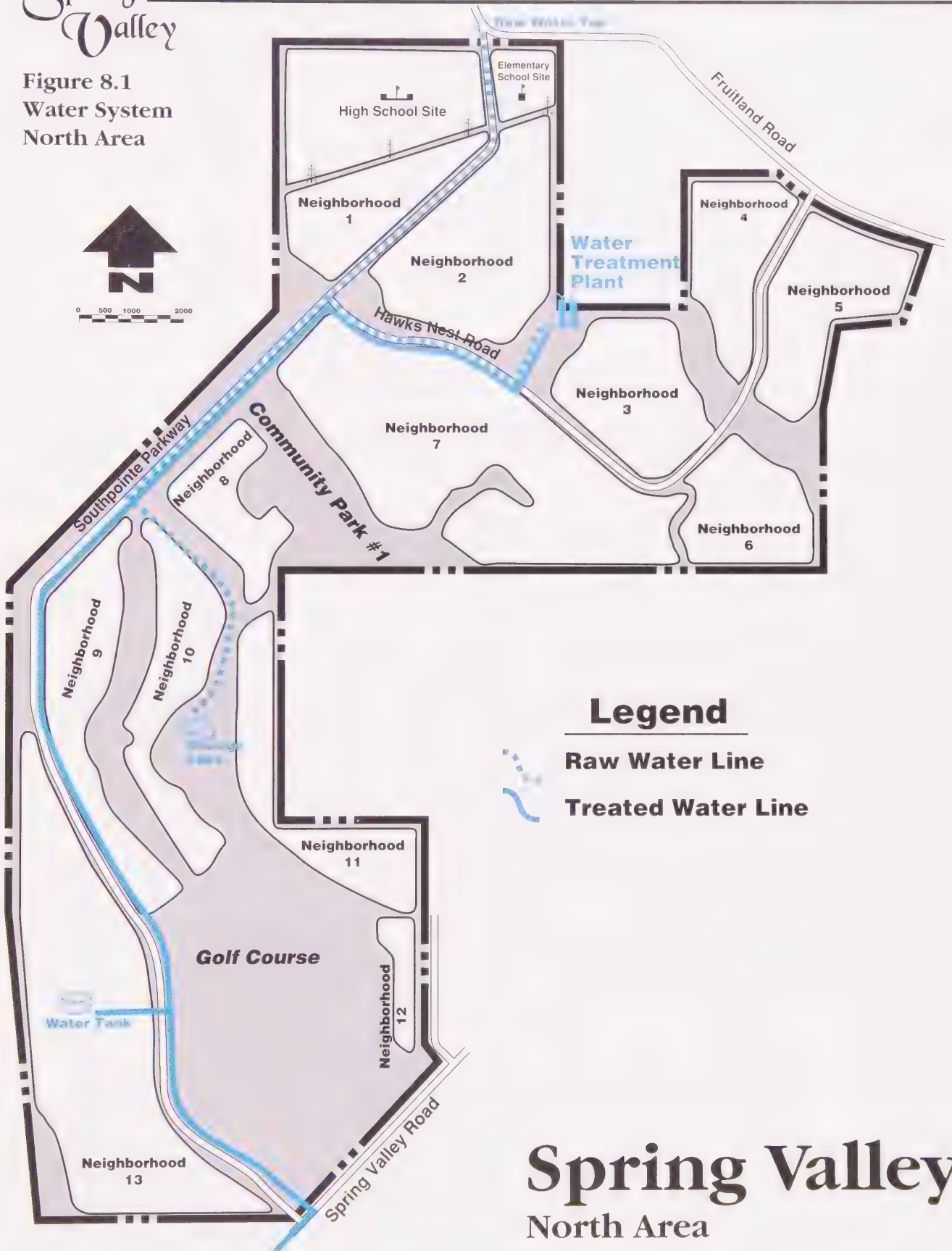
8.1.2. Primary Distribution and Storage System

Water storage for the project will be provided by two welded steel tanks. A 1.6 million gallon tank will serve the entire north area and a part of the south portion of the Plan. An additional 1.2 million gallon tank will be sited in the southern area. This amount of storage is sufficient to provide for four hours of maximum daily flow (MDF), provide peaking at 0.2 MDF, and fire flow reserve of 4 hours at 1500 g.p.m.

Three areas within the Plan are considered *low pressure zones*, two in the north portion and one in the south. The elevation of these three areas is too high relative to any feasible tank site to have adequate pressure based upon gravity flow from the tanks. These areas will have separate booster pump storage facilities designed to bring the areas up to fire flow requirements.

From the storage tanks a distribution system will deliver treated water to all portions of the Plan. The initial “back-bone” of water mains consists of approximately 10 miles of raw and treated water lines. Pipes will be sized to meet projected needs and fire flows depending upon planned use and density of development. Water lines within neighborhoods will be designed and installed at the time of development of each respective area.

Figure 8.1
Water System
North Area



Legend



Raw Water Line

Treated Water Line

Spring Valley
North Area
Water System

Figure 8.2
Water System
South Area



8.2. Wastewater

8.2.1. Wastewater Treatment

The Spring Valley Specific Plan at build-out, is projected to generate approximately 1,100,000 gallons (1.1 MGD) of wastewater each day. The project will be served through a combination of gravity sewers and pumped sewer force mains carrying wastewater to the treatment facilities. Most of the treated wastewater will then be reused as irrigation water for the proposed golf course within the Plan area.

The development is currently expected to be built in stages with initial development focussed on the northern portion of the Plan near the golf course. To handle this initial stage of development which is estimated at approximately 530 dwelling units, an interim wastewater treatment plant is proposed. This 0.15 MGD plant will be located on a portion of the site to be developed as Community Park #1 and will be in service for an expected 5 years. By that time the initial phases of the permanent treatment plant will be completed and the interim facility will be abandoned and the site restored.

A *Biolac*TM wastewater treatment system is proposed for the Plan area for both the interim and permanent facilities. The *Biolac*TM system is an extended aeration process utilizing an aerated basin with an integral secondary clarifier. Additional filtration, chlorination and sludge handling facilities will be added meeting all requirements of the State Water Quality Control Board. *Biolac*TM systems are easy to operate and have low operation and maintenance requirements which consistently produce good quality effluent over a wide range of influent flows and strengths.

The quality of the treated effluent is important because of its reuse at the golf course and potential contact by the population of the Plan area. Standards set by the California Department of Health Services for reused water exist in *Title 22* of the State Administrative Code. All treatment, filtration and chlorination provided by facilities within the Plan will meet these requirements.

Figure 8.3
Wastewater System
North Area

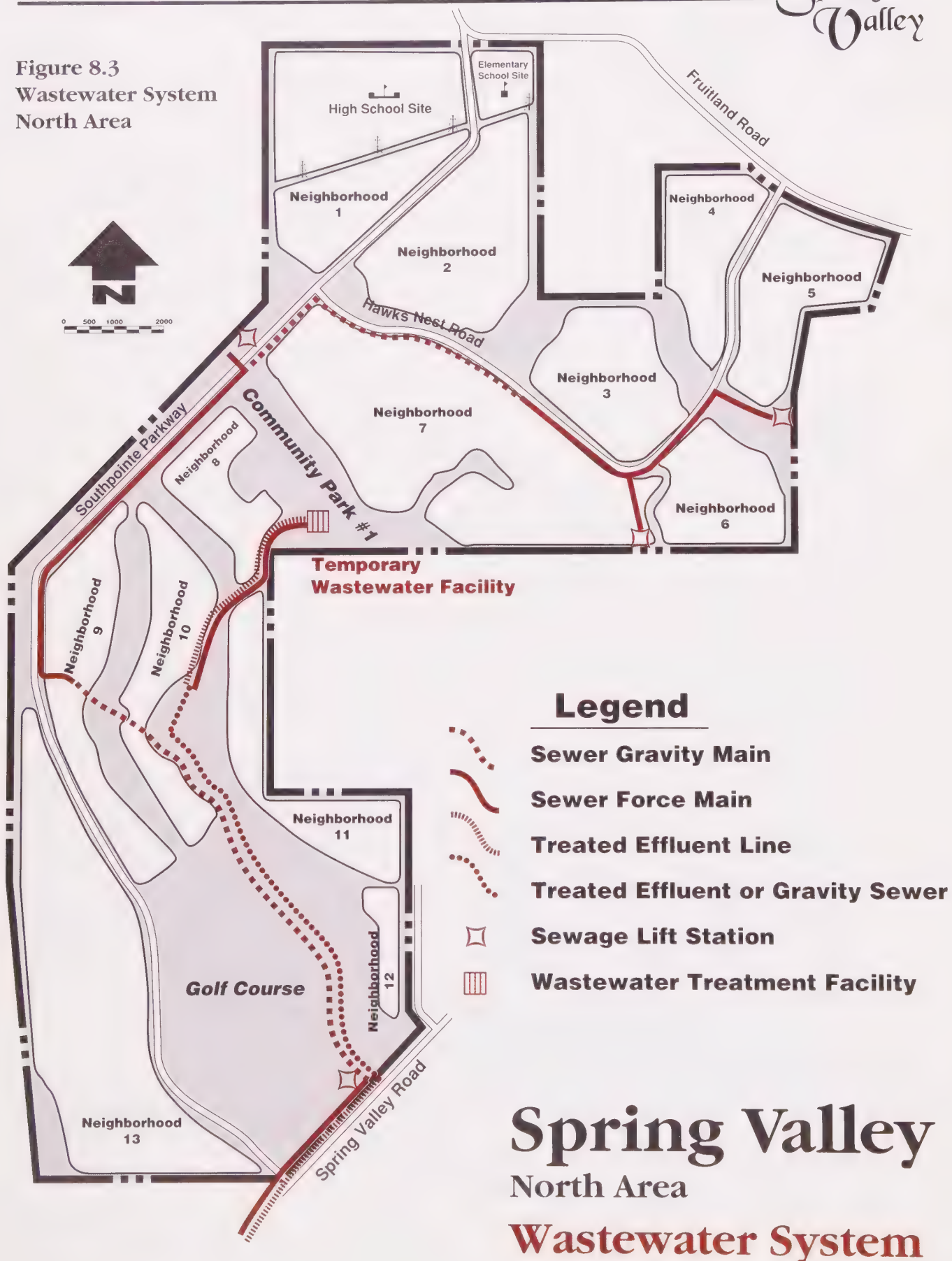





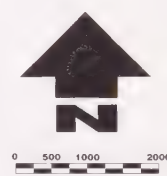


Figure 8.4
Wastewater System
South Area

Legend

-  Sewer Gravity Main
-  Sewer Force Main
-  Treated Effluent Line
-  Sewage Lift Station
-  Wastewater Treatment Facility



8.2.2. Sewer Pump Stations

Because of the topography of the Plan area, individual areas will discharge sewage through gravity lines to one of eight sewer lift or pump stations located throughout the project. The general location of these stations is depicted on Figures 8.3 and 8.4. They range in size from serving a handful to residences to major facilities pumping effluent generated by the entire development. All pump stations will be designed to have back-up pumps, emergency power and monitoring or telemetry equipment.

The “back-bone” or primary sewage collection system is designed to carry wastewater flow generated in each service area based upon the planned use and density of development. This system consists of over eight miles of force mains and another eight miles of gravity sewer trunk lines. Gravity systems within neighborhoods will be designed and placed at the time of subdivision and development.

8.3. Storm Drainage

The Spring Valley Specific Plan is situated in oak and riparian woodlands together with open grassland. Elevations from 150 feet to nearly 800 feet can be found within the Plan. Slopes on the site vary from flat to as steep as about 30%.

The topography within the project boundaries and surrounding properties forms 9 watersheds which affect the project. These watersheds vary in size from 60 acres to 780 acres. The northern portion of the project located north of Spring Valley Road is divided into 5 watersheds totalling 1095 acres. The southern area located south of Spring Valley Road has 4 watersheds of 1505 total acres.

In order to determine the effect of development of the Plan, pre-development and post-development rainfall runoff has been calculated for each watershed based upon 100-year frequency, 24-hour duration precipitation contours provided by the National Oceanic and Atmospheric Administration. Flows were then calculated using Soil Conservation Services Technical Release 55 methodology.

Pre-development runoff for the various watersheds range from 44 to 339 cubic feet per second (cfs). Post-development runoff increases to 61 to 411 cfs.

8.3.1. Attenuation Basins

Due to the fact that storm water runoff increases as natural ground is developed, care must be taken to insure that the increased storm flows do not adversely affect downstream habitats or improvements. While a determination has not been made that increased flows from the development of the Plan will produce any negative effects downstream, basins

used to attenuate storm flows have been examined. Using the pre and post development runoff calculations, one detention basin was sized for each watershed to attenuate the 100 year, 24 hour storm so that it will not exceed the peak runoff for the undeveloped state. Basin storage volume of 132 acre-feet would be required. The surface area of these basins would be 1.5 to 4.4 acres for a total surface area of 24 acres.

There may be adverse effects associated with detention basins. Since the basins need to be located at the low end of each watershed within the tributary drainage courses, they compete for the same locations sometimes occupied by wetlands.

8.3.2. Collection systems

In order to control storm water drainage within the individual neighborhoods that make up the Plan, complete drainage improvements will be provided. These include properly graded and paved streets with curb and gutters. Estate lot neighborhoods will have paved streets and engineered roadside drainage swales with culvert crossings to complement the rural atmosphere. In other developed portions of the Plan, storm water will be collected by drop inlet drainage structures from gutters and will pass through manhole structures equipped with sumps to help collect sediment before entering underground drainage pipe systems. Drainage collected in this manner will be discharged through erosion protection structures appropriately located in tributary swales and creeks throughout the various watersheds. In neighborhoods where the terrain allows, lots will be graded to control drainage in rear yard areas. On steep lots, special foundation design will be required to minimize excavation and the potential for erosion.

Commercial areas are to be developed similarly to residential neighborhoods. All commercial sites will be engineered to insure proper grading. All parking areas will be paved. A combination of curbs and drainage inlets with underground piping and overland flow through properly landscaped areas will be utilized to drain the proposed commercial areas of the project.

8.3.3. Drainage in wetland areas

Wetland areas are sensitive to a number of changes that are typically associated with human habitation. Some of these changes include increased sedimentation, diffuse pollution sources, most notably engine oils from streets, increased or perennial amounts of water, reduced water flows or the total elimination of the water source, and physical disturbance due to pedestrian and other forms of traffic.

There are number of measures that can be taken to protect those areas that support desirable wetlands. Excessive sedimentation can be re-

duced by proper grading and by restricting grading where erosion would be significant. The use of storm drain manholes with sumps and the requirement for proper construction site winterization can also control adverse sedimentation.

Oils, detergents and other pollutants which may be occasionally present in runoff can be reduced by utilizing as much overland flow as possible providing “grassland treatment” before drainage reaches the sensitive wetland areas.

Increased water flow through wetlands can be controlled by proper grading, landscape irrigation restrictions and underdrain systems constructed to outfall into non-sensitive areas. Likewise, the reduction of water into those wetland areas likely to be adversely impacted by increased flow can be controlled by maintaining existing drainage courses wherever possible and by engineered storm drain piping systems with multi-point discharge to tributary swales and creeks.

Physical disturbance to wetland areas can be controlled by restricting access as well as providing properly designed public access. Examples would be restricting all vehicular traffic especially off-road vehicles and motorcycles as well as bicycles and providing designated trails or constructed paths for this type of use. Erosion can be controlled by utilizing multi-point storm drainage discharge for dispersed as opposed to concentrated runoff.

Carefully written and enforced C.C.&R.’s can protect sensitive wetland areas. They can contain language to control grading during development as well as by the eventual owners of individual lots. Waste disposal of engine oil and other pollutants, landscape irrigation and fertilization policies and the use and care of open space areas can be directed and controlled by C.C.&R.’s.

Figure 8.5
Attenuation Basins
North Area



Legend

Stormwater Attenuation Basin

Spring Valley

North Area

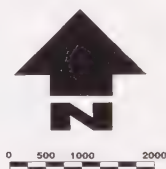
**Stormwater
Attenuation**

Figure 8.6
Attenuation Basins
South Area

Legend



Stormwater Attenuation Basin



Spring Valley

South Area

Stormwater
Attenuation

9. Implementation

9.1. Implementation Tools

As with other Specific Plans within the County of Yuba, the adoption of this Plan provides a level of control and flexibility which is comprehensive and which makes the use of traditional zoning tools unnecessary. The entire Plan area shall be zoned "Planning Reserve" to reflect the existence of the Specific Plan and to avoid any ambiguity over standards. The applicable standards and policies for the Plan area shall include this Specific Plan, the Design Guidelines and Financing Plan, any applicable Development Agreements which may be entered into, and the conditions imposed upon subsequent entitlements such as tentative subdivision maps.

9.2. Development Staging

Because of the size of the Spring Valley project and the time which must pass for the market to absorb the development, it is anticipated that full build-out of the Plan will not occur until the year 2000 or beyond. Improvements necessary to support the ultimate development will also be staged over time. These include water and wastewater treatment systems, major roads, schools and other public improvements.

It is anticipated that the initial development will occur in the vicinity of the proposed golf course in the north portion of the plan. Because of the considerable distance to the permanent sewage treatment plant site, this initial residential development will be served by an interim treatment plant site located within the site of Community Park #1. Upon completion of the first stage of development and construction of the initial treatment facilities at the permanent site, the interim facility will be removed, the site restored and all neighborhoods will then be served by the permanent system.

A second stage of development will include the neighborhoods near Fruitland Road and the equestrian neighborhoods. The final stage development will be in the Highway 20 area.

It is not intended that this discussion of probable staging preclude development in other sequences. If market conditions warrant earlier development of the Town Center or other portions of the Plan and such development can occur with the necessary level of services, then it should be permitted to occur without regard for whether other portions of the Plan have developed in the sequence originally anticipated.

9.4. Enforcement of Standards

No development shall commence, nor any building or public improvement constructed, unless it is in conformance to this Specific Plan. The requirements embodied in this Plan as to land use, density, design and other development standards shall be enforced by the Director of Planning and Building Services of Yuba County and by any approving authority for any required entitlement. Compliance with the architectural programs and illustrative plans depicted in this Plan shall be subject to the interpretation of the Director of Planning and Building Services who shall be guided by reasonable flexibility in finding compliance with the architectural concept and level of quality of development. Architectural illustrations shall not be construed as specifying final materials, architectural style nor other precise elements of design.

9.5. Public Services Financing

Appendix A contains an overview of the options available for public financing of major facilities necessary to carry out the Plan. The actual steps taken to fund and construct public improvements will follow negotiations between the developers of portions of the Plan and the public agencies involved. Mechanisms employed will be determined through consideration of financial market conditions and will be guided by the goals of security and obtaining the most favorable terms for the ultimate consumers of housing and other products of the Plan.

9.6. Administration of the Spring Valley Specific Plan

The Spring Valley Specific Plan will be administered over time by the County of Yuba and particularly the Department of Planning and Building Services. As with other policy documents adopted by the County, the interpretation of the policies and intent of the Plan will be made by the Director of that department, subject to possible modification by the County Planning Commission as need may arise.

Amendments to the Plan shall be permitted without limitation, however, the County shall ensure that the underlying goals of the Spring Valley Specific Plan are not violated by such amendments.

At the time of the adoption of the Plan all lands within the Plan area were under the ownership and control of Southpointe Partners. It is the intent of Southpointe Partners to enter into a Development Agreement with the County of Yuba, as defined under California law, in order to make the commitments necessary to carry out the Plan.

Appendix A

Infrastructure Financing Strategy

A1. Elements

The development of an infrastructure financing strategy for the Spring Valley Plan is complicated due to the large amount of acreage, mix of land uses, and potential length of absorption for all land uses.

The key elements of the financing strategy are:

A1.1 Development Agreement

A development agreement will control the construction of the infrastructure and the implementation financing plan. This requirement will ensure that the project pays for its fair share of the facilities costs using one or more of the selected financing techniques. The approval of the Specific Plan will control the development process to make certain that development does not get out of sync with the required infrastructure and services. The development agreement will specify the conditions the project must meet and will clarify issues concerning shared financial responsibility between the development and the County.

A1.2 Financing Plan

A Financing Plan will be prepared as an attachment to the Development Agreement that specifies in detail the infrastructure sequencing plan and the funding techniques used to implement the plan.

A1.3 Infrastructure Sequencing Program

An infrastructure sequencing program will define required roads, sewer, water, and storm drainage facilities necessary to serve each specific phase of development. The construction of the infrastructure will be phased to minimize the amount of up-front financing required.

A1.4 Combination of Private and Public Financing

The County will encourage private sector financing for the required improvements, but will also permit the formation of a Mello-Roos Community Facilities District to fund the required infrastructure. In addition, landscaping and lighting districts, county development impact fees, development agreement fees, and state transportation funds may be used to fund the required facilities when possible.

A2. Sources of Funding

The following paragraphs briefly describe the financing techniques recommended for the Spring Valley Specific Plan.

A2.1 Cost Allocation

The costs of the backbone infrastructure facilities will be apportioned over all the developable parcels within the Spring Valley Specific Plan.

In developing the financing plan, each parcel will be allocated a share of the total cost for all improvements. The owner must pay the allocation during the various stages of development.

Allocations will be made according to the development potential of the land as projected by the Specific Plan.

The cost allocations will be used for two purposes. First, the cost allocation will establish a cost burden to each developable parcel. Owners of developing parcels will be required to pay their allocation, either in cash through a development agreement fee or through participation in a Mello-Roos CFD. The first areas developing may also be required to pay for costs greater than the fair share allocation in order to get development started. This additional burden will be reimbursed to the parties advancing the funding when parcels developing late in the buildout of the project pay their development agreement fees. The development agreement fees will be adjusted over time to account for cost increases and may be adjusted to cover the financing costs for those projects which had to advance funding for certain improvements.

A2.2 Development Agreement Fees

Based on the cost allocation noted above and the amount of infrastructure funded in the Mello-Roos CFD, a development agreement fee will be determined for each neighborhood and land use. These fees will be used to fund improvements on a pay-as-you-go basis. It is expected that in the earlier years, a cash balance will be created which will be drawn down to fund improvements in the later phases of the project buildout. Any amounts remaining after all of the required infrastructure has been constructed will be used to reduce the Mello-Roos CFD debt. The development agreement fee schedule will be defined in the development agreement.

A2.3 Mello-Roos Community Facilities

The 1982 Mello-Roos Community Facilities District Act enables cities, counties, special districts, and school districts to establish community facilities districts [CFDs] and to levy special taxes to fund a wide variety of facilities and services. The proceeds of the Mello-Roos special tax can be used for direct funding and/or to pay off bonds.

The Mello-Roos Act is designed to make it fairly easy to gain passage of the required two-thirds vote. If there are twelve or more registered voters within the CFD, a 2/3 positive vote of the registered voters is required to form the CFD. If there are less than twelve registered voters within the CFD, a 2/3 positive vote of the landowners with the votes apportioned by acreage [1 vote per acre] is required to form the CFD.

Because the CFD boundaries need not be contiguous, those areas which will not support the tax can be avoided. The CFD can initially be formed with those property owners who wish to develop. These property owners who elect to stay out of the CFD would be required to annex into it at a later date or would be required to pay an Area of Benefit allocation, plus any penalties, when they file for building permits.

A Mello-Roos special tax is not a special assessment, therefore, there is no requirement that the tax be apportioned on the basis of benefit. However, Mello-Roos special taxes are typically structured on the general principle of benefit. The tax can be structured so that it varies depending upon the zoning or development intensity of the property being assessed.

The landowners of the Spring Valley Specific Plan will form a Mello-Roos CFD prior to the development of the project. A series of bond issues are anticipated to fund each phase of the project where major infrastructure improvements are required.

A2.4 Capital Facilities Fees

Yuba County has yet to adopt a set of fees to finance its capital facilities requirements, although the County is considering such fees. If a fee program is adopted, fees will be paid at the time a building permit is issued or final map filed, depending on the type of fee. The capital facilities fees provide for:

- Major Street and Roads (Including interchanges and traffic signals)
- Parks and Recreation Facilities (neighborhood, community and regional parks)
- Fire Facilities
- Police Facilities
- Other County Facilities

The fees collected by the County may pay for some of the backbone infrastructure items and community facilities in the project, including police and fire facilities, parks, and some road improvements.

Fees to pay for the infrastructure facilities will be set as the amount of cost funded through municipal bonds or other sources is determined, with appropriate credits provided. The remainder of these fees would go for County-wide or regional projects.

A2.5 Landscaping and Lighting District

The Landscaping and Lighting Act of 1972 permits the installation, maintenance and servicing of landscaping and lighting through annual assessments on real property benefiting from the improvement. The act also permits construction and maintenance of appurtenant features including curbs, gutters, walls, sidewalks or paving, and irrigation or drainage facilities.

One or more Landscaping and Lighting Districts may be formed to fund the maintenance of roadway medians and street trees, street lights, and parks. The District may also be used to fund the maintenance of the detention basin landscaping, as well as certain landscaping improvements. No such improvements have been identified to date.

A2.6 AB 2926 School Impact Fees

AB 2926 was enacted in 1986 and governs the imposition of school impact fees on new development. The Bill authorizes school districts to place fees or other requirements on developers to finance the construction of temporary or permanent school facilities. School impact fees may not exceed \$1.58 per square foot of habitable residential space subject to annual adjustment as determined by the State Allocation Board. School impact fees may also be levied on commercial and industrial projects which generate the need for new school facilities. The commercial/industrial rate is presently \$.26 per square foot of building area. The school fees are matched with funding from the State School Building Program. Many times a substantial portion of the fees are used to finance portable facilities.

An additional agreement with the Marysville Unified School District may be required to assure funding of the school facilities required by the project.

A2.7 In-Tract Subdivision Financing

Developers typically finance in-tract subdivision improvements including roads, sewer, water, storm drainage, landscaping, and utilities through private financing sources. Many of the Spring Valley Specific Plan in-tract improvements will be financed privately.

A3. Facilities To Be Financed

Chapters 5,7 and 8 described the major categories of facilities to be financed in the Spring Valley Specific Plan. The following paragraphs briefly describe each of the major cost items and describe potential financing methods.

A3.1 Major Arterials

The Specific Plan calls for the construction of the major arterial road system. These roads include lanes for regional traffic as well as the lanes serving local traffic.

Due to timing of development, the major arterials will be funded through a combination of a Mello-Roos CFD, in-tract development, and the development agreement fee. Any advanced funding would be subject to fee credits.

A3.2 Minor Collectors and Local Streets

Construction of neighborhood collectors and residential streets will be the responsibility of developers of each neighborhood. Landscape maintenance within public right-of-way may be funded by a property owners association or a local assessment district. These roadways could be funded as a part of the Mello-Roos CFD with the burden spread back to the properties benefiting from the construction.

A3.3 Police And Fire Facilities

No police facilities are expected to be necessary to serve the project.

Existing Fire Stations are considered adequate by the local district for serving the project and no new facilities are planned. Police and fire facilities are not eligible for funding through an assessment district.

A3.4 Schools

Development within the Specific Plan area will be required to mitigate the impact on the elementary schools, middle schools, and high schools. The schools could be funded through a combination of AB 2926 development fees, local general obligation bonds, State School Building Program and one or more Mello-Roos Community Facilities Districts. The strategies chosen for school development will be negotiated with the school district to ensure that required facilities are available when needed.

The exact method of financing the schools should be resolved prior to final development approvals for the Specific Plan. A description of the project's responsibility for school financing should be included in the development agreement.

A3.5 Water, Sewer, and Storm Drainage Systems

The major sewer and water transmission lines and the storm drainage detention basins will be constructed along with the major arterials roads. In addition, an interim sewer treatment plant is required before development of the area may begin. A permanent treatment plant is necessary prior to development occurring in the south part of the project. Water treatment plant expansions will be necessary for each phase of development.

Due to the varying timing needs of these projects, different financing methods will be required over the build-out period. Bond financing will be used for a majority of these facilities with credits received on County fees. The development agreement fees will be used for facilities not funded by Mello-Roos CFD bonds.

A3.6 Public Transit

Park-and-ride lots are contained in the Facility Plan as a means of facilitating public transit. The financing of these lots may occur through the development agreement fee or as a part of a bond issue.

A3.7 Parks

Community parks will be funded through a proposed development agreement fee. All development will be charged a fee at the time building permits are issued.

A portion of the community park will serve County residents living outside of the Specific Plan Area. As a result, the County will fund a portion of the community park costs through fees collected in other areas of the County.

A5 Administration of Financing Plan

The financing plan detailed in the Development Agreement will be administered by Yuba County. This administration will be handled through a number of different avenues as indicated in the financing plan itself. Following is a general outline of the recommended method of plan administration.

The portion of the facilities to be funded through Mello-Roos CFD bonds will be administered according to the methods of apportionment set out in the necessary formation documents. The cost of such administration will be covered in the total cost apportioned to each land owner or available from the revenue-producing venture.

The development agreement fee will be required at the filing of building permits based on the fee per unit or acre defined in the development agreement. The fee will be reduced by actual construction of facilities by a developer. If a payment of the fee is made beyond the

requirement for a given development, reimbursement agreements will need to be developed to ensure the repayment of funds.

Funds to pay for the plan administration are included in the cost estimates for the required facilities.

A5.1 Limitations and Provisions for Amendments to the Financing Plan

The Financing Plan is not intended to be responsible for the provision of all possible public facilities that will be needed for the ultimate buildout of the project. There may be additional costs and fees established by the County or other agencies or jurisdictions that may apply to the area. In addition, the cost of facilities included in this plan may change as final engineering and environmental documents are completed.

As changes in the facility requirements or facility costs occur, the County shall cause the Financing Plan to be updated. Such update should include a thorough review of each project's development agreement fee schedule, the potential sources of funding available, and the equitable apportionment of any additional costs or cost savings.

In addition, a complete update of the Financing Plan should occur every two years, but in no event longer than every five years, until the project is fully developed. The cost of updating the plan should be funded from that portion of the facility cost that is set aside for construction administration.

A6 Financing Implementation

This section presents an implementation plan that should be followed to ready the necessary financing for the Spring Valley Specific Plan. Development will begin as soon as is practicable. However, several implementing programs must be completed in order to facilitate this development. Planning for each of these actions should begin immediately.

A6.1 Implementation of a Mello-Roos Community Facilities District

The County and landowners must form a Mello-Roos CFD. The funding necessary to build the required infrastructure to start development will be generated by special tax bonds.

Forming the CFD and/or achieving agreement with developers on what portion of the backbone infrastructure will be privately financed, is essential prior to starting construction of the infrastructure. This step could also include formation of a Landscaping and Lighting District to provide construction of some landscape facilities and maintenance of landscape corridors and parks.

A6.2 Development Agreement

The County should prepare a Development Agreement as soon as possible. The Development Agreement will need to cover the special conditions imposed on development by the Specific Plan.

The development agreement will specify compliance with the Specific Plan, land dedication requirements, development impact fees, participation in the Mello-Roos CFD, developer financing, and reimbursement arrangements.

The Marysville Unified School District should be included in the preparation of the Development Agreement. School financing should be addressed in either the Development Agreement or a supplemental agreement between the County, School District, and developers.

Appendix B

Design Guidelines

B1. Introduction

These Design Guidelines are presented as an integral part of the Spring Valley Specific Plan for use by persons and organizations in planning and carrying out developments within the Plan area. Within the Guidelines is found the general blueprint for development decisions affecting the siting of buildings, landscaping and other design details. The Guidelines are intended to be flexibly applied so that the creative process of design professionals engaged in the development of specific parts of the Plan can be fully realized within this general framework.

B2. Enforcement of Guidelines

All development projects that follow the adoption of the Spring Valley Specific Plan will be judged as to their consistency with the Plan and secondarily as to compliance with these Guidelines. The Approving Authority for Yuba County will apply the Guidelines, not with the force of law, but, rather, as guidelines intended to firmly steer development in predictable directions. Judgement shall be retained by the Approving Authority as to whether a particular situation merits strict application of the rules and standards contained herein or whether deviation may be warranted. In applying this judgement, no specific development project nor portion of the Plan shall be entitled to a special privilege, lessening the achievement of the overall level of quality which the entire Plan area enjoys.

B3. Residential Design

B3.1. Single Family

B3.1.1. General Development Standards

Single Family Units will observe the following general development standards:

Height Limit

Structures	Two Stories + loft
Fences	6 feet

Building Setbacks

Under one acre lot

Front	20 feet
Rear	20 feet
Side	5 feet
Corner	10 feet
From Open Space	35 feet

One acre or larger lot

Front	35 feet
Rear	35 feet
Side	10 feet
Corner	35 feet
From Open Space	35 feet

B3.1.2. Production Housing

Production housing shall comply with the following additional standards:

Lot Frontage

Standard Lot	65 feet
Cul-de-sac or knuckle	45 feet

Lot Area

Minimum Lot	7000 sq ft
-------------	------------

Off-street Parking

Each Unit	2 enclosed spaces
-----------	-------------------

Landscaping

Front yard	Required
------------	----------

Architectural

Roof mounted mechanical equipment	Prohibited
--------------------------------------	------------

Architectural projections into required yards	Two feet
--	----------

B3.1.3. Custom Housing

Housing built on a custom basis, except those on the golf course, shall comply with the following additional standards:

Lot Frontage

Standard Lot	75 feet
Cul-de-sac or knuckle	50 feet

Lot Area

Minimum Lot	8500 sq ft
-------------	------------

Off-street Parking

Each Unit	2 enclosed spaces
-----------	-------------------

Landscaping

Owner option

Architectural

Roof mounted mechanical equipment	Prohibited
--------------------------------------	------------

Architectural projections into required yards	Two feet
--	----------

B3.1.4. Single Family Golf Course Housing

All housing, whether built on a production or custom basis, built with frontage on the golf course shall comply with the following additional standards:

Lot Frontage

Standard Lot	70 feet
Cul-de-sac or knuckle	45 feet

Lot Area

Minimum Lot	7000 sq ft
-------------	------------

Off-street Parking

Each Unit	2 enclosed spaces
-----------	-------------------

Landscaping

Front yard	Required
------------	----------

Architectural

Roof mounted mechanical equipment	Prohibited
--------------------------------------	------------

Architectural projections into required yards	Two feet
--	----------

Rear yard fencing	Wrought iron 4 ft maximum
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Accessory structures	Not exceeding 200 sq ft
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B3.1.5. Estate/Equestrian Housing

Lot Frontage

Standard Lot	120 feet
Cul-de-sac or knuckle	50 feet

Lot Area

Minimum Lot	1 acre
-------------	--------

Off-street Parking

Each Unit	2 enclosed spaces
-----------	-------------------

Landscaping

not required

Architectural

Roof mounted mechanical equipment	Prohibited
--------------------------------------	------------

Architectural projections into required yards	Two feet
--	----------

B3.2. Multi Family

B3.2.1. General Standards

Height Limit

Neighborhoods 12, 18, and 21

Structures	Two Stories + loft
Fences	6 feet

Neighborhood 22 and 23

Structures	Three Stories
Fences	6 feet

Building Setbacks

Parent Parcel

Front	20 feet
Rear	15 feet
Side	5 feet
Corner	10 feet
From Open Space	35 feet

Off-street Parking

Each Unit	1.5 spaces
-----------	------------

Landscaping

All outdoor spaces	Required
--------------------	----------

Architectural

Roof mounted Mechanical equipment	Screened
--------------------------------------	----------

Building separation	20 feet
---------------------	---------

Trash Enclosures	Required
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B3.2.2. Special Situations

Town Center Residences

Permitted location	2nd or 3rd stories
--------------------	--------------------

Private outdoor space or balcony	Minimum 50 sq ft
-------------------------------------	---------------------

Golf Course Residences

Fences	None or wrought iron, 4 ft maximum
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Parking	Not located between units and golf course
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B3.3. Perimeter Walls and Fences

Perimeter walls and fences occupy the edges of neighborhoods and separate land uses. They also occur along the edges of major collector roads where access is prohibited to adjoining parcels. Perimeter walls shall not be required in estate neighborhoods.

Articulation

Walls longer than 100 feet should incorporate at least two of the following for at least 10 feet at intervals of 90 feet or less:

1. A minimum 2 foot change in plane.
2. A minimum 1 foot change in height
3. A section of open fence
4. A change in material or substantial change in texture or color

Non-permissible Locations

Solid walls or fences are not permitted between public streets and open spaces or semi-public spaces within a project, except for swimming pools, recreation or other activities requiring sound attenuation. Solid fences are not permitted within rear yards of lots abutting the golf course except that wrought iron fences not exceeding 4 feet in height may be constructed.

Materials and Detailing

Walls visible from public streets or other public spaces should be constructed of durable material displaying a high level of quality in finish and detail. In general walls should be constructed of unit masonry, high quality redwood with masonry pilasters, or should match adjacent building architecture. A lesser quality of finish may be considered where the wall is substantially screened by landscaping or topography.

B4. Commercial Design

B4.1. General Standards

Parking Areas

All off-street parking shall be landscaped in accordance with Chapter 12.87 of the Yuba County Code.

Temporary Signs

Temporary advertising signs and menu boards shall be permitted at the entrances to retail businesses and in window areas. Such temporary signs shall not exceed 8 square feet if free-standing or wall mounted, nor exceed 25% of the window area, if displayed in that location. All other temporary signs shall be prohibited. All permanent signs shall be in accordance with Chapter 3.

B4.2. Town Center

General Architecture

The architectural image of all buildings within the Town Center shall be compatible with all other buildings in the center. Buildings need not look alike, but shall be cohesive in architectural style, pedestrian circulation and general character.

Public Transit

Within the Town Center area a designated bus stop and park-and-ride facility shall be provided. This facility shall be designed for no fewer than 20 vehicles and shall accommodate bicycles.

Pedestrian Areas

Pedestrian paths leading to neighborhoods 18, 21, 22 and 23 shall be provided and continuous improvement and landscaping shall be maintained.

Street Furniture

Trash receptacles, light standards, benches and other street furniture shall be of a consistent architectural treatment and be compatible with the architectural character of the center.

B5. Park Development**B5.1. Town Center Park**

Buildings, furniture and other structural improvements to Town Center Park shall be kept in character with the architecture of the Town Center.

B5.2. Community Parks

Community Parks are intended for development of major sports fields and other recreational facilities. Fields may be lighted, but lighting shall be directed away from abutting residences where feasible. Structures, sports fields and parking lots shall be no closer than 50 feet to any residences.

In passive areas, native trees shall be protected where they are present and new landscaping shall be selected for minimum water use and drought tolerance.

B5.3. Neighborhood Parks

Where developed, neighborhood parks shall not generally include sports fields. All facilities shall be unlighted, except that lights not exceeding 20 feet in height may be installed for safety purposes. Such lighting shall be shielded from glare upon neighboring residences.

B6 Landscaping and Irrigation

B6.1 Plant Materials

A majority of all plant materials used in any site shall be of drought tolerant species. Ground covers should be used instead of turf in narrow planting areas under 5 feet and in any areas where turf is not needed. Species of trees, shrubs and ground covers may be selected if not appearing on the County list of recommended planting materials (§ 12.87 *et. seq.* of the County Code) if suitable to a particular use and location.

B6.2 Irrigation

All Multi-family areas, parking lots, commercial areas, parks and improved open spaces shall have automatic irrigation systems. These systems shall be designed to be water efficient having drip and bubbler systems, low flow spray heads, rain shut-off controllers and surging devices.

Index

A

- AB 2926. *See* School Impact Fees
- Administration of the Spring Valley Specific Plan 82
- Archaeological sites 32, 66
- Architectural Review Committee 37. *See also* Design Review Committee
- Arterial roads
 - Fencing 37
 - Financing 87
- Attenuation Basins 76–77

B

- Bicycle Paths 47
- bridal paths. *See* trails
- Brown's Valley Irrigation District 69

C

- Capital Facilities Fees 85
- Churches 43
- Circulation Element 10
- Commercial Land Use 39
 - Commercial Concepts 39
 - Concepts 39
 - Design Review 39
- Community facilities districts. *See* Mello-Roos Community Facilities District
- Conditional Use Permit 43
- Conservation and Open Space Elements 12
 - Recreation Policies 12

D

- Day Care 40, 43
- Densities 24
- Design Guidelines 36
- Development Agreement 83
 - Fees 84
- Development Staging 73, 81
- Drainage 76
 - Collection System 77

E

- 11-Mile House 6, 62

- Enforcement 82
- Entrance Signs 37
- Environmental Management 61–64
 - Concepts 61
- Equestrian 31
- Equestrian Center 31, 47, 62

F

- Fencing Policies 37
- Financing Strategy
 - Cost Allocation 84
 - Limitations and Provisions for Amendments 89
- Financing Strategy Implementation 89
- Fire Protection 66–67
 - Fire Flow 70
- Fruitland Road 6

G

- Goals 12
 - Environmental Protection 13
 - Financing 14
 - Housing Affordability 13
 - Housing Choice 13
 - Public Services 13
- Golf Course 48
 - Club house 48

H

- Home Occupations 43
- Housing Element 10
 - Goals and Policies
 - Agricultural Lands 10
 - Community Identity 10
 - New Development 11
 - Residential 11
- Housing Objectives 25
 - Affordability 26
 - Amenities 26
 - Quality 25

I

- Implementation Financing Strategy 83–90
- In-Tract Subdivision Financing 86
- Infrastructure Sequencing Program 83

L

- Land Use Element 7

- Goals and Policies
 - Commercial Development 9
 - Community Identity 8
 - New Development 8
 - Public Services 9
 - Residential 9
 - Rural Residential Areas 7
- Landscaping Policies 36
- Libraries 40
- Lighting and Landscape Districts 51
- Loma Rica-Brown's Valley Community Services
 - Distri 66

M

- Mello-Roos Community Facilities District 84-85
- Minor Collectors and Local Streets
 - Financing 87
- Multi-family housing 30
 - Patio areas 37

N

- Neighborhood Commercial Services 42
 - Neighborhood Center 42-43
 - Parking 42
 - Signing 42
- Neighborhood Concepts 23
 - Development Types 23
 - Diversity 23
 - Locational Criteria 24
 - Size 23
- Neighborhoods 27
 - Entrances 37
 - Neighborhood 1 27
 - Neighborhood 10 29
 - Neighborhood 11 30
 - Neighborhood 12 30
 - Neighborhood 13 31
 - Neighborhood 14 31
 - Neighborhood 15 32
 - Neighborhood 16 32
 - Neighborhood 17 32
 - Neighborhood 18 32
 - Neighborhood 19 33
 - Neighborhood 2 27
 - Neighborhood 20 33
 - Neighborhood 21 33
 - Neighborhood 22 35
 - Neighborhood 23 35

- Neighborhood 3 27
- Neighborhood 4 28
- Neighborhood 5 28
- Neighborhood 6 28
- Neighborhood 7 28
- Neighborhood 8 29
- Neighborhood 9 29
- Noise Element 11

O

- Oak trees 36
- Open Space and Recreation Uses 45
 - Concepts 45
 - Buffers 45

P

- Park Dedications 50
- Pedestrian corridors 33
- Police Protection 67
 - Financing 87
- Policies 14
 - Architectural 15
 - Architectural Review Committee 15
 - Building Height 15
 - Commercial and Multi-family 15
 - Limitation on Architectural Review 15
 - Street Furniture 15
 - Conservation and Environmental 16
 - Energy Codes 16
 - Noise Barriers 17
 - Solar Energy 16
 - Water Conservation 16
 - Wetlands 17
 - Construction 15-16
 - Construction Practices 16
 - Grading 15
 - Oak Trees 15
 - Development Process 14-15
 - Expedited Processing 14
 - Interagency Coordination 14-15
 - Financing 17
 - Public Financing Plan 17
 - General 14
 - Affordable Housing 14
 - New Recreation 14
 - Non-Vehicular Circulation 14
 - Public Facilities 14
 - Management 17

- Public Safety 16
 - Local Fire Regulations 16
 - Neighborhood Watch 16
 - Wood Shake Roofs 16
- Public Facilities and Services 65–67
- Public Infrastructure 69–78
- Public Services Financing 82
- Public Transit
 - Financing 88

Q

- Quimby Act 51

R

- Recreation
 - Community parks 46
 - Financing 88–89
 - Neighborhood parks 47
 - Public Parks
 - Maintenance and Operation 51
 - Ownership and Improvements 50
 - Public Recreation 46–47
- Residential Neighborhoods
 - Table 25

S

- School Impact Fees 86
- Schools 65
 - Elementary Schools 66
 - Financing 87
 - High School 65
 - Non-vehicular Access 65
- Seismic Safety and Safety Elements 11
- Sheriff's sub-stations 40
- Sheriff's substation 67
- Specific Plan
 - Purpose 5
- State Office of Education 65
- Summary of Plan Proposals 18
- Surrounding Uses 35

T

- Title 22 73
- Town Center 24, 39
 - Off-street parking 41
 - Signing 41
 - Uses Permitted 40

- Prohibited Uses 41
- Residential Use 40
- Town Center Park 46
- trails 31, 47

U

- Uniform Fire Code 66

W

- Wastewater 73–76
 - Sewer Pump Stations 76
 - Treatment 73
 - Biolac™ System 73
- Water Conservation 63
- Water, Sewer, and Storm Drainage Systems
 - Financing 88
- Water storage 70
- Water Treatment 69
- Wetlands 27, 61
 - Discharges 29, 77–78

Z

- Zoning 81

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